

**2020-012734**

**Klamath County, Oregon**

10/05/2020 03:25:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Land Hunter Group, LLC  
7820B Wormans Mill Rd, Suite 207  
Frederick, MD 21701

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**WARRANTY DEED**

THE GRANTOR(S),

- Linda A. Juarez, 3071 NEAP PL, OXNARD, CA 93033,

for and in consideration of: \$3500.00 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Land Hunter Group, LLC, a MD Limited Liability Company with a  
mailing address of 7820B Wormans Mill Rd, Suite 207, Frederick MD  
21701.,

the following described real estate, situated in the County of Klamath, State of Oregon:

NIMROD RIVER PARK 4TH ADDITION BLK-49 LOT-60

343122

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey the same; and that Grantor, his heirs, executors and  
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns  
against all lawful claims whatsoever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING  
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS  
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,  
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS  
AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE  
UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR  
PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES  
OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST

FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Grantor Signatures:

DATED: 10-4-2020

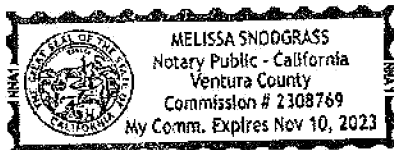
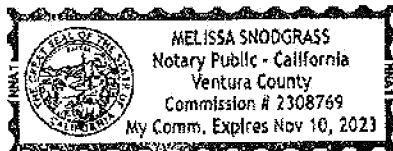
Linda A. Juarez  
Linda A. Juarez  
3071 NEAP PL, OXNARD, CA 93033

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF California  
COUNTY OF Ventura, ss:

This instrument was acknowledged before me on this 4<sup>th</sup> day of October, 2020 by Linda A. Juarez.



m. Snodgrass

Notary Public

Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires 11-10-2023