

2020-012946

Klamath County, Oregon

10/09/2020 08:11:00 AM

Fee: \$87.00

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

WARRANTY DEED

THE GRANTOR(S),

- RICHARD G. ROWLEY, 187 TALLY HO RD, ARROYO GRANDE, CA 93420,

for and in consideration of: \$3457.97 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:

BLOCK 31, LOT 153, OF THE 4TH ADDITION TO NIMROD RIVER PARK

346487

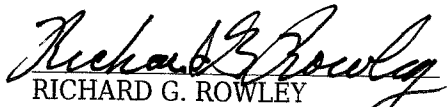
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 10/8/2020

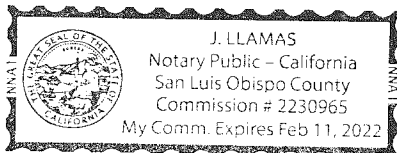

RICHARD G. ROWLEY
187 TALLY HO RD, ARROYO GRANDE,
CA 93420


Grantor Signatures:

DATED: _____

STATE OF California
COUNTY OF San Luis Obispo, ss:

This instrument was acknowledged before me on this 8 day of October,
2020 by RICHARD G. ROWLEY.





Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires Feb 11, 2022