

2020-013832

Klamath County, Oregon

10/27/2020 08:10:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

AK Land Invest LLC with a mailing address of 3915 Brighton Dr., Bryan, TX 77802

WARRANTY DEED

THE GRANTOR(S),

- Ace Land Investments LLC with a mailing address of PO Box 23740,
Overland Park, KS 66283,

for and in consideration of: \$10 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- AK Land Invest LLC with a mailing address of 3915 Brighton Dr., Bryan,
TX 77802,

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

326873

Lot 7 of Block 40, Fourth Addition to Nimrod River Park

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: 10/27/2020



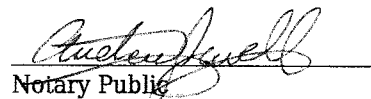
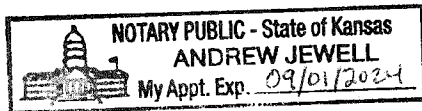
Gregory Metevelis
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

Grantor Signatures:

DATED: _____

STATE OF Kansas
COUNTY OF Johnson, ss:

This instrument was acknowledged before me on this 27th day of October,
2020 by Gregory Metevelis Ace Land Investments LLC.



Notary Public

Signature of person taking
acknowledgment

Public Notary
Title (and Rank)

My commission expires 09/01/2024