

2020-014146

Klamath County, Oregon

11/02/2020 09:26:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Jason Hoffman

4703 Sweetwater Place

Fairfield, CA 94534

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):

- Jason Hoffman, a single man, as sole owner, with a mailing address of 4703 Sweetwater Place, Fairfield, CA 94534,

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

347716

Block 49, Lot 54 of the 4th Addition to Nimrod River Park as shown on map of official records of said county.

APN: R3611-009AO-01800-000

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.

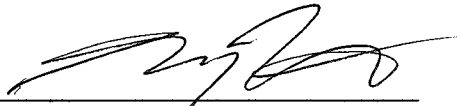
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195,300, 195,301 AND 195,205 TO 195,336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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: 11/2/2020

Grantor Signature:



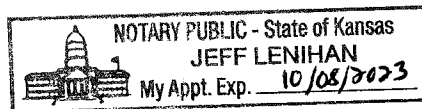
Gregory Metevelis - Owner
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

Grantor Signature:

STATE OF Kansas, COUNTY OF
Johnson, ss

On this 2nd day of November, 2020, before me,
Jeff Lenihan, personally appeared Gregory Metevelis,
known to me (or satisfactorily proven) to be the persons whose names are subscribed to
the within instrument and acknowledged that they executed the same as for the purposes
therein contained.

In witness whereof I hereunto set my hand
and official seal.



Notary Public
Signature of person taking
acknowledgement

My commission expires 10/08/2023