

2020-015476

Klamath County, Oregon

11/30/2020 08:26:02 AM

Fee: \$92.00

Until a change is requested,
all tax statements should be sent to:

Land Sales, LLC
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

WARRANTY DEED

Under ORS 93.850

The grantor,

Sean Eric Thomas Wilson and Segolene Strazielle Wilson
4649 Lower Kula Rd
Kula, HI 96790

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Land Sales, LLC, a Florida Limited Liability Company
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

the following described real property, free of encumbrances, except as specifically
set forth herein:

Oregon Pines, Block 31, Lot 3

Parcel ID: R-3511-014A0-04900

Source of Title:

Deed from Spartan Land and Cattle Company, LLC to Sean Eric Thomas Wilson and Segolene Strazielle Wilson, recorded January 13, 2009 in the records of the Klamath County Clerk, Oregon. Doc 2009-000338.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 25th day of November, 2020, in the presence of:

[Signature]
Signature
Sean Eric Thomas Wilson
Print Name
Grantor
Capacity

[Signature]
Signature
Segolene Strazielle Wilson
Print Name
Grantor
Capacity

[Signature]
Signature
Grace Cabaccang-Sajor
Print Name
Witness / Notary
Capacity

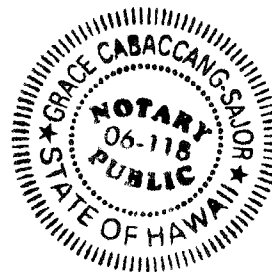
[Signature]
Signature
Grace Cabaccang-Sajor
Print Name
Witness / Notary
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Hawaii
COUNTY OF Mau

On this 25th day of November, 2020, before me, Notary Public in and for said state, personally appeared Sean Eric Thomas Wilson and Segolene Strazielle Wilson, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he/she freely executed the same.

Signature: [Signature]
Print Name: Grace Cabaccang-Sajor
Title: Notary Public State of Hawaii
My Commission Expires: 2-26-2022



Doc. Date: <u>November 25, 2020</u>	# Pages: <u>3</u>
Notary Name: <u>Grace Cabaccang-Sajor</u> <u>2ND</u> Circuit	
Doc. Description: <u>Warranty Deed</u>	
<u>[Signature]</u> Notary Signature	<u>11/25/2020</u> Date

