

**2020-016589**

**Klamath County, Oregon**

12/21/2020 11:17:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Rosalyn Torrens Calderon

4370 Burgundy Rd. N, Jacksonville, FL 32210

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**WARRANTY DEED**

THE GRANTOR(S),

- Alder Land, LLC, an Oregon Limited Liability Company, with a mailing address of 3225 McLeod Dr., Las Vegas, NV, 89121

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

- Rosalyn Torrens Calderon, with a mailing address of 4370 Burgundy Rd. N, Jacksonville, FL 32210, the following described real estate, situated in the County of Klamath, State of Oregon:

**Klamath Forest Estates BLK-15 LOT-19**

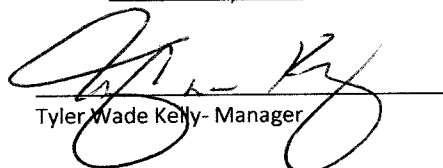
**APN: R264252**

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.

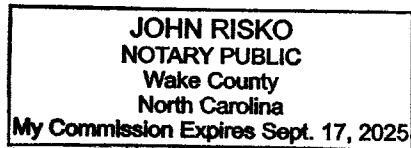
**Grantor Signatures:**

DATED: 12/21/2020

  
Tyler Wade Kelly- Manager

STATE OF North Carolina COUNTY  
OF Wake, ss:

This instrument was acknowledged before me on this 21 day of December, 2020 by  
Tyler Wade Kelly.



A handwritten signature in black ink, appearing to be "John Risko", written over a horizontal line.

Notary Public  
Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 9/17/2025