

2021-000211**Klamath County, Oregon****01/07/2021 08:17:01 AM****Fee: \$107.00**

FREEDOM NORTH PROPERTY INVESTMENTS INC.
539 W COMMERCE ST #1105,
DALLAS, TX 75208-1953
Grantor's Name and Address
Joseph Michael Duke
414 East Chestnut Street
Lebanon, PA 17042-5628
Grantee's Name and Address
Joseph Michael Duke
414 East Chestnut Street
Lebanon, PA 17042-5628
After recording, return to (Name and Address):
Joseph Michael Duke
414 East Chestnut Street
Lebanon, PA 17042-5628
Until Requested otherwise, send all tax statements to (Name and Address):

WARRANTY DEEDKNOW ALL BY THESE PRESENTS that FREEDOM NORTH PROPERTY INVESTMENTS INC.,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Joseph Michael Duke, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,

situated in KLAMATH COUNTY, State of Oregon, described as follows (legal description of property):

LEGAL DESCRIPTION: A parcel of land located in the Northeast quarter of the Southwest quarter of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in deed Volume M87 at Page 9081, Klamath County deed records, lying Southeasterly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275, Page 135 and North of a 120 feet by 140 feet parcel of land described in Volume 269 at Page 592 and Volume 99 at Page 438, and westerly of that parcel of land described in Volume M72 at Page 4631, all in Deed Records of Klamath County, Oregon.

Address: 2733 3rd Ave, Bonanza OR 97623

MAPTAXLOT: 3911-010CA-01801

ACRES: 0.3

ACCOUNT: 877791

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): No Exceptions

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,050.00

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Any signature on behalf of a business or other entity is made with the authority of that entity.

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Freedom North Property Investments Inc.

Name:

Mike Huff

Signature:

Jan. 6, 2021

Date:

COUNTRY OF Canada, PROVINCE OF British Columbia , CITY OF Mission) ss.

This instrument was acknowledged before me on Jan. 6, 2021
by Mike Huff

[Signature]

Notary Public for B.C.

My commission expires Permanent

KAREN BUNGAR
Notary Public
#A5-32081 Lougheed Highway
Mission, BC V2V 1A3
Telephone: 604-287-8600
Fax: 604-287-8601

