

2021-002163

Klamath County, Oregon

02/11/2021 02:29:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

True Growth Investments

8175 South Virginia Street #850

ste 258

Reno, NV 89511

WARRANTY DEED

THE GRANTOR(S),

- Ralph G. Dion and Sandra K. Dion, Husband and Wife (since divorced), 743 W DESERT BASIN DR., SAN TAN VALLEY, AZ 85143, and 3032 SO. JACKSON ST. OXNARD, CA 93033

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

- True Growth Investments 8175 South Virginia Street #850, ste 258 Reno, NV 89511, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 27 in Block 48 of 4th Addition to Nimrod River Park, according to the official plat thereof on file in the office of The County Clerk of Klamath County, Oregon

347262

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
ABOUT THE RIGHTS OF NEIGHBORING
195.300, 195.301 AND 195.305 TO 195
OREGON LAWS 2007.

Grantor Signatures:

DATED 2-2-21



Ralph G. Dion

1012 SUI JACKSON ST. OXNARD, CA 93031

STATE OF ARIZONA
COUNTY OF PINAL . SS.

This instrument was acknowledged on
2021 by Ralph G. Dion and Sandra K. D.