

2021-002288

Klamath County, Oregon

02/16/2021 08:14:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Hunter Group, LLC
7820B Wormans Mill Rd, Suite 207
Frederick, MD 21701

WARRANTY DEED

THE GRANTOR(S),

- FRANK EDGAR MCNEELY JR, PO Box 1159, Cave Junction, OR 97523,

for and in consideration of: \$3569.36 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Land Hunter Group, LLC, a MD Limited Liability Company with a mailing address of 7820B Wormans Mill Rd, Suite 207, Frederick MD 21701.,

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

LOT 170, BLOCK 31, FOURTH ADDITION TO NIMROD RIVER PARK

347075

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: 2/12/2021

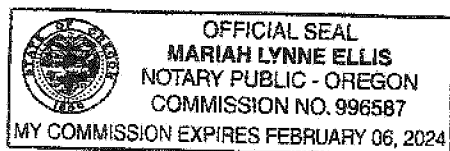
Frank Edgar McNeely Jr.
FRANK EDGAR MCNEELY JR
PO Box 1159, Cave Junction, OR 97523

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF Josephine ss:

This instrument was acknowledged before me on this 12th day of February, 2021 by FRANK EDGAR MCNEELY JR.



Mariah Lynne Ellis

Notary Public

Signature of person taking
acknowledgment

Customer Service Supervisor
Title (and Rank)

My commission expires Feb. 06, 2024