

2021-002298

Klamath County, Oregon

02/16/2021 10:20:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Tom Bidot

1545 Harpel St, Medford OR 97504

WARRANTY DEED

THE GRANTOR(S),

True Growth Investments, LLC, 8175 South Virginia Street #850 Ste 258
Reno NV 89511

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

- Tom Bidot 1545 Harpel St, Medford OR 97504

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

R87453

Twp 28 (B:SEC 16 L:S2SW4NE4NW4)

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.

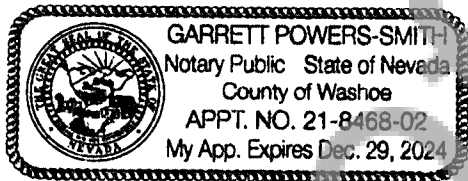
Grantor Signatures:

DATED: _____

Ryan Smith
True Growth Investments, LLC,
8175 South Virginia Street
#850 Ste 258
Reno NV 89511

STATE OF Nevada
COUNTY OF Washoe, ss:

This instrument was acknowledged before me on this 12 day of February,
2021 by Ryan Smith, True Growth Investments, LLC



Grantor Signatures:

DATED: 2/12/2021

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 12/29/2024