

2021-002323

Klamath County, Oregon

02/16/2021 12:25:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
True Growth Investments LLC
8175 South Virginia Street #850 Ste 258
Reno NV 89511

WARRANTY DEED

THE GRANTOR(S),
- Land Hunter Group LLC, 7820B Wormans Mill Rd, Suite 207, Frederick, MD 21701,

for and in consideration of: \$5235.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- True Growth Investments LLC, a Nevada Limited Liability Company with a mailing address of 8175 South Virginia Street #850 Ste 258, Reno, NV 89511,

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

FERGUSON MOUNTAIN PINES 1ST ADDITION BLK-15, LOT-45

296851

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.

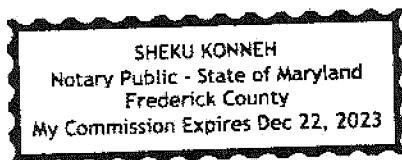
Grantor Signatures:

DATED: 2/17/2021


Brian McClatchie, Managing Member
Land Hunter Group LLC
7820B Wormans Mill Rd, Suite 207
Frederick MD 21701

STATE OF MARYLAND
COUNTY OF FREDERICK, ss:

This instrument was acknowledged before me on this 16 day of February,
2021 by Brian McClatchie of Land Hunter Group LLC.




Notary Public

Signature of person taking acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires 12/22/2023