

2021-002418

Klamath County, Oregon

02/18/2021 08:18:01 AM

Fee: \$87.00

WHEN RECORDED RETURN

& MAIL TAXES TO:

Boun Lovanh
2269 SW Eastwood Ave
Gresham, OR 97080-5739

Warranty Deed

For good and valuable consideration of Five Thousand Five Hundred Dollars (\$5,500.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Gannett Management Group, LLC (GRANTOR), a Delaware Limited Liability Company whose address is 299 S. Main St. #1300-91703 Salt Lake City, UT 84111, does hereby convey to Boun Lovanh (GRANTEE), whose mailing address is 2269 SW Eastwood Ave Gresham, OR 97080-5739 the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 44, Block 28, Tract 1113 - Oregon Shores Unit 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

Signature Page to Follow

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Dated: 02/17/2021

Grantor Signature:

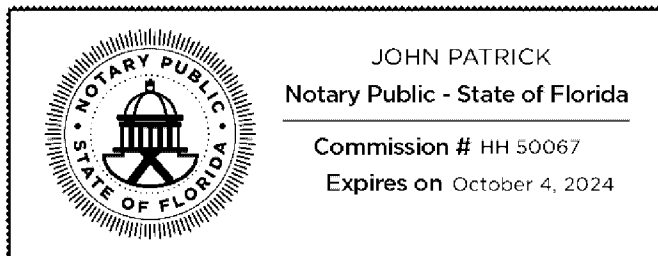
Daniel Bear, Managing Member
Gannett Management Group, LLC
By Daniel Bear, Managing Member

STATE OF Florida)

COUNTY OF Hillsborough)

The foregoing instrument was acknowledged before me this 17th day of February, 20 2199
by Daniel Bear, Managing Member. Session via online notarization. Produced ID: Driver's License

My Commission Expires: 10/04/2024



John Patrick  Notary Public HH 50067

Notarized online using audio-video communication