

2021-003150

Klamath County, Oregon

03/03/2021 08:12:00 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Aviator Land LLC
10810 N Tatum Blvd Ste 102-784
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S),
- JANET ELIZABETH VINYARD, 1661 MORNINGSUN DR , REDDING, CA
96002,

for and in consideration of: \$10 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Aviator Land, LLC, a Texas Limited Liability Company with a
mailing address of 10810 N Tatum Blvd Ste 102-784, Phoenix, AZ 85028,
the following described real estate, situated in the County of Klamath, State of Oregon:

See Appendix A

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: 3-2-21

Janet Elizabeth Vinyard
JANET ELIZABETH VINYARD

1661 MORNINGSUN DR, REDDING, CA 96002

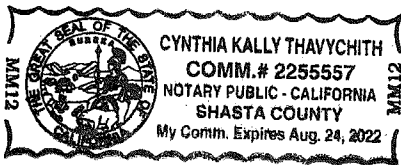
Grantor Signatures:

DATED: -N/A-

-N/A-

STATE OF California
COUNTY OF Shasta, ss:

This instrument was acknowledged before me on this 02 day of March,
2021 by JANET ELIZABETH VINYARD.



Cynthia Kally Thavychith

Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires Aug 24, 2022

APPENDIX A

APN	Legal Description
R-3507-018AC-05300-000	OREGON SHORES UNIT #2 TRACT 1113 BLOCK 22 LOT 33 IN KLAMATH COUNTY, OREGON
R-3507-018AC-06000-000	OREGON SHORES UNIT #2 TRACT 1113 BLOCK 22 LOT 26 IN KLAMATH COUNTY, OREGON