

2021-003543

Klamath County, Oregon

03/09/2021 01:24:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Dante Malachi Wickman-Warino and Jeffrey Ray Warino
6767 Tingley Lane
Klamath Falls, OR 97603

MAIL TAX STATEMENT TO:

Dante Malachi Wickman-Warino and Jeffrey Ray Warino
6767 Tingley Lane
Klamath Falls, OR 97603

WARRANTY DEED

THE GRANTOR(S),

- AOK Land, LLC, an Ohio Limited Liability Company with a mailing address of 600 North Rocky River Drive, Berea, OH 44017,

for and in consideration of: TEN DOLLARS and other good and valuable consideration grants, bargains, sells, conveys and warranties to

THE GRANTEE(S):

- Dante Malachi Wickman-Warino and Jeffrey Ray Warino with a mailing address of 6767 Tingley Lane, Klamath Falls, OR 97603,

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

R466141

Klamath Falls Forest Estates HWY 66 Plat #4, Block 121, Lot 1

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 Signature:



Jeff Dettmer
AOK Land LLC
600 North Rocky River Drive
Berea, OH 44017

STATE OF Ohio COUNTY OF Cuyahoga

This instrument was acknowledged before me on this 8 day of March, 2021 by Jeff Dettmer.



Notary Public
Signature of person taking acknowledgment

My commission expires 5-14-23

