

2021-003723

Klamath County, Oregon

03/12/2021 09:17:01 AM

Fee: \$87.00

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),

- Jane Ann Ragle, 7261 E DESERT MOON LOOP , TUCSON, AZ 85750,

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:

Oregon Shores Tract 1113, Unit 2, Klamath County, Oregon Lot 25, Block 22

R-3507-018AC-06100-000

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: 03/12/21

Jane Ann Ragle

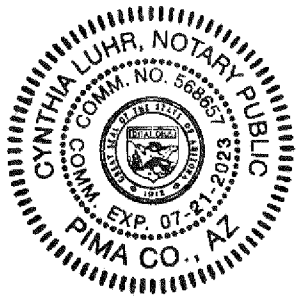
Jane Ann Ragle
7261 E DESERT MOON LOOP, TUCSON, AZ 85750

Grantor Signatures:

DATED: _____

STATE OF Arizona
COUNTY OF Pima, ss:

This instrument was acknowledged before me on this 12 day of march,
2021 by Jane Ann Ragle.



[Signature]
Notary Public
Signature of person taking
acknowledgment

notary public
Title (and Rank)

My commission expires 07-21-2023