



2021-004514

Klamath County, Oregon

03/25/2021 02:26:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stephen W. Morgan

9391 Spoonbill Dr.

Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

Stephen W. Morgan

9391 Spoonbill Dr.

Bonanza, OR 97623

File No. 443206AM

STATUTORY WARRANTY DEED

Landinvest Group, LLC, a Florida Limited Liability Company,

Grantor(s), hereby convey and warrant to

Stephen W. Morgan,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 8 in Block 92, KLAMATH FALLS FOREST ESTATES HIGHWAY UNIT - PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting therefrom that portion thereof conveyed to the State of Oregon, by and through its Department of Transportation, by Warranty Deed recorded December 12, 2012 in Instrument No. 2012-013828, records of Klamath County.

The true and actual consideration for this conveyance is \$33,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

Dated this 24 day of March, 2021.

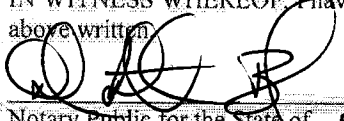
Landinvest Group LLC, a Florida Limited Liability Company


Nicholas Lesses, Member

State of Florida } ss
County of Pinellas }

On this 24 day of March, 2021, before me, David Arthur Bailey Jr a Notary Public in and for said state, personally appeared Nicholas Lesses, Managing member known or identified to me to be the Managing Member in the Limited Liability Company known as Landinvest Group LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name. by me at physical presence

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Florida
Residing at: 715 E Line St Apt 1105
Commission Expires: 09.15.23

