

**2021-004630**

**Klamath County, Oregon**

03/29/2021 08:08:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Gracianna Sharon Pearl Belding  
2222 Finland Ave, Stockton, Ca, 95205

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**WARRANTY DEED**

THE GRANTOR(S),

- Alder Land, LLC, an Oregon Limited Liability Company, with a mailing address of 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121,

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

- Gracianna Sharon Pearl Belding, a single woman, with a mailing address of 2222 Finland Ave, Stockton, Ca, 95205, the following described real estate, situated in the County of Klamath, State of Oregon:

**Lot 18, Block 99, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4 as recorded in Klamath County, Oregon**

**APN: 3711026D005100, Account Number: 395370**

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:**

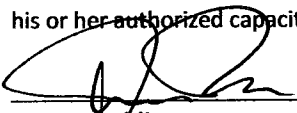
DATED: March 26, 2021

  
Jennifer Dalecki Kelly- Manager

**Acknowledgement of Individual**

STATE OF North Carolina  
COUNTY OF Wake, ss:

On this 26 day of March, 2021 before me personally appeared Jennifer Dalecki Kelly, whose identity(ies) was/were proved to me, on the basis of satisfactory evidence, to be the person(s) whose name(s) is/are subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her ~~authorized~~ capacity(ies).

  
Notary Public  
Commission Expires: 9/17/2025

JOHN RISKO  
NOTARY PUBLIC  
Wake County  
North Carolina  
My Commission Expires Sept. 17, 2025