

2021-005079

Klamath County, Oregon

04/05/2021 09:43:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Easy Landowner LLC, PO Box 374 Troutdale, OR 97060

WARRANTY DEED

THE GRANTOR(S),

- AK Land Invest, LLC, a Texas Limited Liability Company with a Mailing Address of 3915 Brighton Drive, Bryan, TX 77802,

for and in consideration of: \$3500.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Easy Landowner LLC, PO Box 374 Troutdale, OR 97060,
the following described real estate, situated in the County of Klamath, State of Oregon:

327293

NIMROD RIVER PARK 4TH ADDITION BLK-35 LOT-6

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: _____

Austin Krajicek, Manager
AK Land Invest LLC
3915 Brighton Dr.
Bryan, TX 77802

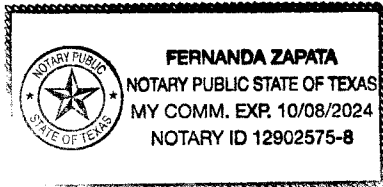
Grantor Signatures:

DATED: 04/2/21

[Signature]

STATE OF TEXAS
COUNTY OF COLLIN, ss:

This instrument was acknowledged before me on this 2nd day of April,
2021 by Austin Krajicek, Manager AK Land Invest LLC.



[Signature]
Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 10/08/2024