

2021-007556

Klamath County, Oregon

05/12/2021 08:26:00 AM

Fee: \$92.00

After recording, return to:

Anthony R. Shear and
Sebastian L. Falconi
527 West Richmond Ave.
Richmond, CA 94801

Until a change is requested,
all tax statements should be sent to:

Anthony R. Shear and
Sebastian L. Falconi
527 West Richmond Ave.
Richmond, CA 94801

WARRANTY DEED

Under ORS 93.850

The grantor,

Land Sales, LLC, a Florida Limited Liability Company
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Anthony R. Shear and Sebastian L. Falconi
527 West Richmond Ave.
Richmond, CA 94801

the following described real property, free of encumbrances, except as specifically
set forth herein:

Oregon Pines, Block 31, Lot 3

Parcel ID: R-3511-014A0-04900

Source of Title:


Deed from Sean Eric Thomas Wilson and Segolene Strazielle Wilson to Land Sales, LLC, recorded November 30, 2020 in the records of the Klamath County Clerk, Oregon. Doc 2020-015476.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 12th day of May, 2021, in the presence of:



Signature
Scott Thomas - Land Sales, LLC

Print Name
Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name


Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF FLORIDA
COUNTY OF SEMINOLE

On this 12th day of MAY, 2021, before me, Notary Public in and for said state, personally appeared SCOTT THOMAS

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: 

Print Name: BHAVESH PATEL

Title: NOTARY PUBLIC

My Commission Expires: 5/8/2024

