

2021-007617

Klamath County, Oregon

05/13/2021 08:24:00 AM

Fee: \$87.00

WHEN RECORDED MAIL TO:
MAIL FUTURE TAX STATEMENTS:

Easy Landowner LLC
PO Box 374
Troutdale, OR 97060

WARRANTY DEED

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.

THE GRANTOR(S): DAKOTA LEE PAVAN, with a mailing address of 716 SE Centennial St, Bend, OR 97702, for and in consideration of: TEN Dollars and other valuable considerations; grants, bargains, sells, conveys and warranties to

The GRANTEE(S): EASY LANDOWNER LLC with a mailing address of BUYER PO Box 374, Troutdale, OR 97060 the following described real estate situated in the County of KLAMATH, State of OREGON:

Parcel ID: R326347

Recorder: Legal Description:

LOT 77 in BLOCK 32, FOURTH ADDITION TO NIMROD RIVER PARK

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Dated: 05/06/2021

Signature: [Signature]
Dakota Lee Pavan
716 SE Centennial St
Bend, OR 97702

Acknowledgment of Individual

STATE OF Oregon
COUNTY OF Deschutes

The foregoing instrument was acknowledged before me this May 6th 2021 (date), by
Dakota Lee Pavan, who is personally known to me or who has produced
Oregon state license (type of identification) as identification.

Notary Public

Signature: [Signature]
Printed Name: Jane K. Skelton
My Commission Expires: 08/17/2024
Commission # 1002923

