

2021-008321

Klamath County, Oregon

05/25/2021 11:29:01 AM

Fee: \$87.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

SEND TAX STATEMENTS TO:
WHEN RECORDED RETURN TO:
Judah A Werner
602 Marolf Loop Rd
Tillamook OR 97141

WARRANTY DEED

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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)

- Easy Landowner LLC, an Oregon Limited Liability Company with a mailing address of PO Box 374 Troutdale, OR 97060

for and in consideration of: \$8000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Judah A Werner, a sole owner, with a mailing address of 602 Marolf Loop Rd Tillamook OR 97141 the following described real estate, situated in Klamath, County, State of Oregon:


Lot: 6 of Block 35, Fourth Addition to Nimrod River Park.

Tax Parcel Number: R-3610-002D0-02000-000

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.

Grantor Signatures:

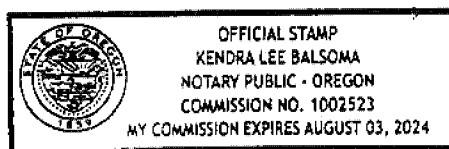
Dated: 5/25/21



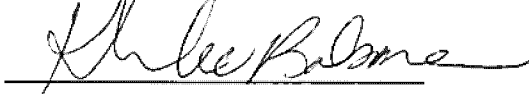
Jim Myers, Owner
Easy Landowner LLC
PO Box 374
Troutdale, OR 97060

STATE OF Oregon, COUNTY OF Multnomah, ss:

On this 25 day of May, 2021, before me, personally appeared Jim Myers, Owner, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged persons whose names are subscribed to within instrument and acknowledged that they executed the same as for the purposes therein contained.



In witness whereof I hereunto set my hand and official seal.



Notary Public
Signature of person taking
acknowledgment.

My commission expires Aug. 03, 2024