

**2021-010284**

**Klamath County, Oregon**

07/01/2021 10:42:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Westward Land Holdings, LLC  
1624 Market St. Suite 202-92466  
Denver, CO 80202

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**WARRANTY DEED**

THE GRANTOR(S),

- Frederick James Dionisopoulos, 13 Evans Lane, Bella Vista, AR 72715,

for and in consideration of: \$5012.14 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company, 1624 Market St. Suite 202-92466, Denver CO 80202, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 8, Block 11 Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, As Recorded In The Office Of The County Recorder Of Klamath County Oregon, Consisting Of 2.36 Net Acres And 2.47 Gross Acres.

R386246

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: 6-28-2021

Frederick James Dionisopoulos  
Frederick James Dionisopoulos  
13 Evans Lane, Bella Vista, AR 72715

STATE OF Arkansas  
COUNTY OF Benton, ss:

This instrument was acknowledged before me on this 28<sup>th</sup> day of June, 2021 by Frederick James Dionisopoulos.

[Signature]  
Notary Public

Signature of person taking  
acknowledgment

Financial Services Representative  
Title (and Rank)

My commission expires 9/9/2023

