

File No.: 21-211668

2021-010867**Klamath County, Oregon**

07/13/2021 02:13:00 PM

Fee: \$92.00

Grantor
Michael Lee Edwards and Cheryl F. Edwards 5604 Strong Point Weirsdale, FL 32195
Grantee
Land Fast Offers LLC 500 Westover Drive Suite 18944 Sanford, NC 27330
After recording return to
Land Fast Offers LLC 500 Westover Drive Suite 18944 Sanford, NC 27330
Until requested, all tax statements shall be sent to
Land Fast Offers LLC 500 Westover Drive Suite 18944 Sanford, NC 27330 Tax Acct No(s): R881314

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Michael Lee Edwards and Cheryl F. Edwards, as tenants by the entirety, Grantor(s) convey and warrant to Land Fast Offers LLC, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$12,060.99**. (Here comply with requirements of ORS 93.030)

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

WFG Title 21-211668 SS

Executed this 8 day of July, 2021

[Signature] Date: 7/8/21
Michael Lee Edwards

[Signature] Date: 7/8/21
Cheryl F. Edwards

^{Florida}
STATE OF ~~OREGON~~
COUNTY OF ~~GLACKAMAS~~ LAKE

This instrument was acknowledged before me this 8 day of July, 2021 by Michael Lee Edwards and Cheryl F. Edwards.

[Signature]
Notary Public for ~~Oregon~~ ^{Florida}.
My Commission Expires: 8-23-22

☒ Physical Presence or
☐ Online Notarization
☐ Personally Known or
☒ Produced Identification
Type of Identification DRIVERS LICENSE



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 45, Running Y Resort, Phase 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.