

**2021-011329**

**Klamath County, Oregon**

07/23/2021 08:26:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Aviator Land LLC  
10810 N Tatum Blvd Ste 102-784  
Phoenix, AZ 85028

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**WARRANTY DEED**

THE GRANTOR(S),

- John Brent Arnold and Alice Jeanne Arnold, PO BOX 630236, ROCKVILLE,  
UT 84763,

for and in consideration of: \$10,000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Aviator Land, LLC, a Texas Limited Liability Company with a  
mailing address of 10810 N Tatum Blvd Ste 102-784, Phoenix, AZ 85028,  
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 37 of Block 19 in Oregon Shores Subdivision - Unit 2 Tract Number 1113, as shown on  
the map filed on December 9, 1977 in Volume 21, page 20 of Maps in the office of the  
county recorder of said county.

244471

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: 7/22/2021

John Brent Arnold  
John Brent Arnold  
PO BOX 630236, ROCKVILLE, UT 84763

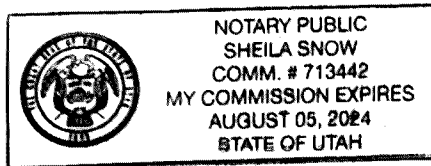
Grantor Signatures:

DATED: 7-22-2021

Alice Jeanne Arnold  
Alice Jeanne Arnold  
PO BOX 630236, ROCKVILLE, UT 84763

STATE OF Utah  
COUNTY OF Washington ss:

This instrument was acknowledged before me on this 22 day of July,  
2021 by John Brent Arnold and Alice Jeanne Arnold.



Sheila Snow  
Notary Public  
Signature of person taking  
acknowledgment

Teller  
Title (and Rank)

My commission expires 8/5/24