

2021-011424

Klamath County, Oregon



00284453202100114240020023

07/26/2021 11:24:09 AM

Fee: \$87.00

**WHEN RECORDED MAIL TO:**

**MAIL TAX STATEMENTS TO:**

**Jeffrey Wood  
3951 North Clarey Street  
Eugene, OR 97402**

## **WARRANTY DEED**

THE GRANTOR(S), Rogue Riches LLC, an Oregon Limited Liability Company with a mailing address of 4516 E. Highway 20, #174; Niceville, FL 32578 for and in consideration of: Ten Dollars grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Jeffrey Wood, a Single Man, the following described real estate situated in the County of Klamath, State of Oregon:

**Parcel ID**

**Recorder: Legal Description**

R-3612-001D0-  
03400-000

Lot 5 of Block 19, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:** July 20 2021

**Signature:** [Signature]  
Melissa Simpson

Manager of Geyser Gold, on behalf of  
Rogue Riches LLC, as its Manager  
4516 E. Highway 20, #174  
Niceville, FL 32578

**Acknowledgment of Individual**

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this 7/20/2021 (date), by  
Melissa Simpson, Manager of Geyser Gold LLC, on behalf of Rogue Riches LLC, as its  
Manager, who is personally known to me or who has produced  
FLDL (type of identification) as identification.

[Signature]

**Notary Public**

Printed Name: Andrea A Johnson

My Commission Expires: 10/08/2021

Commission # GG149310

