

AFTER RECORDING, RETURN TO:
Hang Your Hat Properties LLC
2136 Ford Parkway #8030
Saint Paul, MN 55116

2021-013188
Klamath County, Oregon
08/27/2021 12:53:00 PM
Fee: \$87.00

SEND TAX STATEMENTS TO:
Hang Your Hat Properties LLC
2136 Ford Parkway #8030
Saint Paul, MN 55116

WARRANTY DEED

Stephen Rotten ("Grantor"), conveys and warrants to Hang Your Hat Properties LLC, whose address is 2136 Ford Parkway #8030, Saint Paul, MN 55116, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein: None

Land in Klamath, Oregon, described more particularly as follows:

LOT 29, BLOCK 12, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is \$ 10 .

This property is free of liens and encumbrances, EXCEPT: None.

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

Signature Page

DATED this 26th day of August, 2021.

BY: Stephen Rotten
Stephen Rotten
(Grantor)

STATE OF Washington
COUNTY OF Spokane } ss.

On 26th/aug./2021, before me, the undersigned Notary Public,
personally appeared
Stephen Christopher Rotten, personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 03-25-2023.
Public

