

**2021-014562**

**Klamath County, Oregon**

**09/24/2021 01:54:00 PM**

**Fee: \$92.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Flagship Investment Properties, LLC  
100 Crest Drive #873  
Pismo Beach, CA, 93448

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**WARRANTY DEED**

THE GRANTOR(S),

- Home BASE Properties, LLC, a Wisconsin Limited Liability Company with a tax mailing address of 935 Oak Timber Drive, Onalaska, Wisconsin 54650,

for and in consideration of: \$12000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Flagship Investment Properties, LLC, a California Limited Liability Company, as to an undivided 1/2 interest and Prime Vacant Land, LLC, an Oklahoma Limited Liability Company, as to an undivided 1/2 interest, the following described real estate, situated in the County of Klamath, State of Oregon:

See Appendix A

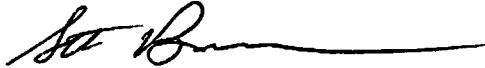
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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:**

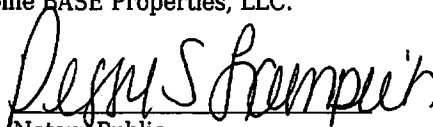
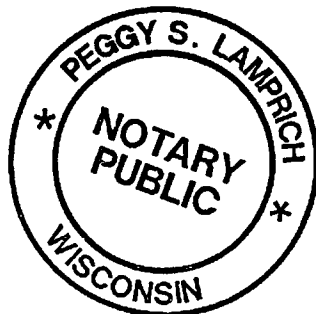
DATED: 9/23/2021



Scott Bossman, Member/Manager  
Home BASE Properties, LLC  
935 Oak Timber Drive  
Onalaska, WI 54650

STATE OF Wisconsin  
COUNTY OF Walworth, ss:

This instrument was acknowledged before me on this 23rd day of September, 2021 by Scott Bossman, Member/Manager Home BASE Properties, LLC.



Notary Public  
Signature of person taking  
acknowledgment

MRS  
Title (and Rank)

My commission expires September 28, 2023

## **APPENDIX A**

<b>APN</b>	<b>Legal Description</b>
3811-011C0-02400	KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #4, Block 123, Lot 15
3811-011C0-02500	KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #4, Block 123, Lot 16