

2021-015130

Klamath County, Oregon

10/07/2021 09:13:01 AM

Fee: \$87.00

**WHEN RECORDED
MAIL TO:**

LNCE Solutions LLC,
A Florida limited liability company
702 Sagamore Street
Lakeland, FL 33803

WARRANT DEED

THE GRANTOR, **Mark Kochan** for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **LNCE Solutions LLC, a Florida limited liability company, having a tax mailing address of 702 Sagamore Street, Lakeland, FL 33803**, the following described real estate situated in the County of Klamath, State of Oregon:

Lot 25, Block 75 of Nimrod River Park, 7th Addition, according to the official plat thereof on file on file in the Office of the County Clerk of Klamath County, Oregon.

Account: 348065
Map/ Tax Lot: 3611-009A0-02600

Lot 11, Block 42 in Oregon Pines, according to the official plat thereof on file on file in the Office of the County Clerk of Klamath County, Oregon.

Account: 280537
Map/ Tax Lot: 3511-014A0-00800

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.

The subject real property is not the Homestead of Grantor.

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

EXECUTED this 4th day of October, 2021.



Mark Kochan

STATE OF OH

COUNTY OF Franklin, ss

Sworn to, subscribed and acknowledged before me this 4th day of Oct, 2021, by Mark Kochan, by means of physical presence or online notarization, who is personally known to me or who has produced _____ as identification.



NOTARY PUBLIC