

**2021-016816**

**Klamath County, Oregon**

11/08/2021 11:47:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Home BASE Properties, LLC  
935 Oak Timber Drive  
Onalaska, WI 54650

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**WARRANTY DEED**

THE GRANTOR(S),

- Dustin Gosman, 1205 SHIRLEY RD, HELENA, MT 59602,

for and in consideration of: \$8900 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

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

the following described real estate, situated in the County of KLAMATH, State of Oregon:

**LEGAL DESCRIPTION: SEE APPENDIX A**

**APNs: 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.

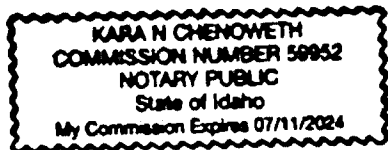
Grantor Signatures:

DATED 11/8/2021

[Signature]  
1205 SHIRLEY RD, HELENA, MT 59602

STATE OF Idaho  
COUNTY OF Kootenai, ss:

This instrument was acknowledged before me on this 8<sup>th</sup> day of November, 2021 by Dustin Gosman.



[Signature]

Notary Public

Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires July 11, 2024

## **APPENDIX A**

<b>APN</b>	<b>Legal Description</b>
R-3510-014C0-03200-000	LOT 23, BLOCK 16, KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
R-3510-014C0-03100-000	LOT 22, BLOCK 16, KLAMATH FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.