

2021-017385

Klamath County, Oregon

11/19/2021 12:05:01 PM

Fee: \$87.00

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

WARRANTY DEED

THE GRANTOR(S),

- Joe South, 16004 Cayenne Ridge Road, San Diego, CA 92127,

for and in consideration of: \$5355 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: LOT 9, BLOCK 37, FIRST ADDITION TO KLAMATH FOREST
ESTATES, AS RECORDED IN KLAMATH COUNTY, OREGON.

Tax Parcel Number: 3510-026A0-03900


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: 11-18 2021


Joe South
16004 Cuyenne Ridge Road, San Diego, CA 92127

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO ss:

This instrument was acknowledged before me on this 18 day of NOV,
2021 by Joe South.


Notary Public
Signature of person taking
acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires FEB 07, 2025

