

2021-018754

Klamath County, Oregon

12/17/2021 04:05:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Westward Land Holdings, LLC
1624 Market St. Suite 202-92466
Denver, CO 80202

WARRANTY DEED

THE GRANTOR(S),

- Brian Todd Smith, 20215 110th Avenue Ct E, Graham, WA 98338,

for and in consideration of: \$6500.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company, 1624 Market St. Suite 202-92466, Denver CO 80202, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 59, Block 12, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

R388468

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: 12/15/2021



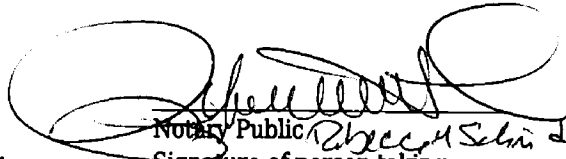
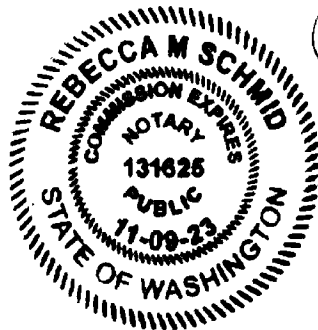
Brian Todd Smith
20215 110th Avenue Ct E, Graham, WA 98338

Grantor Signatures:

DATED: _____

STATE OF Washington
COUNTY OF Pierce, ss:

This instrument was acknowledged before me on this 15th day of December, 2021 by Brian Todd Smith.



Notary Public Rebecca Schmid
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 11-09-23