

2022-002485

Klamath County, Oregon

02/28/2022 09:58:01 AM

Fee: \$92.00

After recording, return to:

**Four Comers Land, LLC
3556 S 5600 W #1-675,
Salt Lake City UT 84120**

**Until a change is requested,
all tax statements should be sent to:**

**Four Comers Land, LLC
3556 S 5600 W #1-675,
Salt Lake City UT 84120**

WARRANTY DEED

Under ORS 93.850

The grantor,

**Steven Saxton or Mary Jane Saxton, whose address is P.O. Box 738, Willow,
Alaska 99688**

for the true and actual consideration of \$11,000.00

CONVEYS AND WARRANTS to the grantee,

**Four Comers Land, LLC
3556 S 5600 W #1-675,
Salt Lake City UT 84120**

**the following described real property, free of encumbrances, except as specifically
set forth herein:**

Klamath Forest Estates, Sycan Unit, Block 12, Lot 6 S2S2

Parcel ID: 3313-03400-05100

And commonly known as: 10 acre property adjacent to Mahogany Ln

Source of Title:

Being the same property deeded from Robert Kincade to Steven Saxton or Mary Jane Saxton as shown in the records of Klamath County, Oregon on 05/19/2008

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 25 day of February, 2022, in the presence of:

Steven E. Saxton
Signature
Steven E. Saxton
Print Name

Capacity

Signature

Print Name

Capacity

Mary Jane Saxton
Signature
Mary Jane Saxton
Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Alaska
COUNTY OF Willow

On this 25 day of Feb, 2022, before me, Notary Public in and for said state, personally appeared Steven Saxton & Mary Saxton,

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: Shannon C. Nolder
Print Name: Shannon C. Nolder
Title: Notary Public
My Commission Expires: 3/8/2024

