

**2022-003156**

**Klamath County, Oregon**

03/15/2022 08:23:03 AM

Fee: \$92.00

After recording, return to:

Marcus Farm  
7682 St. Charles St. NE  
Keizer, Oregon 97303

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

Marcus Farm  
7682 St. Charles St. NE  
Keizer, Oregon 97303

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Four Corners Land LLC, whose address is 3556 S 5600 W #1-675, Salt Lake  
City, UT 84120

for the true and actual consideration of

**\$7,300**

CONVEYS AND WARRANTS to the grantee,

Marcus Farm, whose address is 7682 St. Charles St. NE Keizer, Oregon 97303

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

Oregon Pines, Block 16, Lot 1

Parcel ID: R-3511-015A0-03800-000••

And commonly known as: 1.66 acre parcel adjacent to Eva Trail Rd & Cote Cyn

**Source of Title:**

Being the same property granted to Four Corners Land LLC from Kip Steele, as recorded at the Klamath County Clerk's Office, 305 Main Street, Klamath Falls, OR 97601 under document number 2021-015600, recorded on 10/15/2021.

**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 12 day of March, 2022, in the presence of:

Tanner Yates  
Signature  
Tanner Yates  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
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 Utah  
COUNTY OF Utah

On this 12 day of March, 2022, before me, Notary Public in and for said state, personally appeared Tanner Yates

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

Signature: Kelsie Stone  
Print Name: Kelsie Stone  
Title: Consumer Loan Originator  
My Commission Expires: 05/19/2024

