

2022-003308

Klamath County, Oregon

03/17/2022 02:25:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO/SEND TAXES TO:

Land Hunter Group LLC

Brian McClatchie/Sole member

104 East 600 South, Suite 869

Heber City UT 84032

GRANT DEED

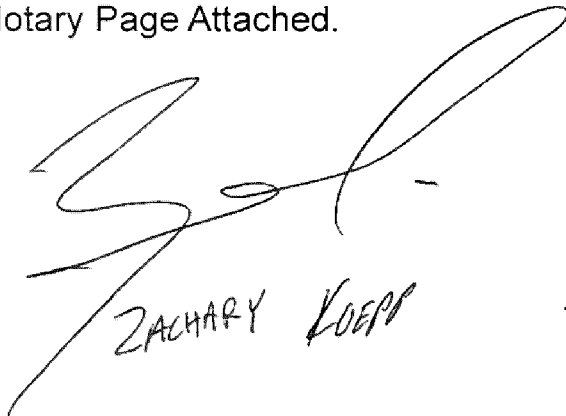
THE GRANTOR(S), Zachary Koepp of LandWorks Investments, LLC. with the mailing address of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064 for and in consideration of good and valuable consideration grants to the GRANTEE(S): with the mailing address of: Land Hunter Group LLC, Brian McClatchie/Sole member, 104 East 600 South, Suite 869, Heber City UT 84032 for the following described real estate, situated in the County of Klamath, State of Oregon:

LEGAL DESCRIPTION:

Klamath Falls Forest Estates HWY 66 PLAT #4 BLK-117 LOT-31

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.

Notary Page Attached.



ZACHARY KOEPP

3/17/2022

SEE ATTACHED
NOTARIZED CERTIFICATE

INITIALS SS

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of LOS ANGELES)

On MARCH 17, 2022 before me, Suzette Soto, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Zachary Koepp
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed

Document Date: 3/17/2022 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Zachary Koepp

Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☒ Other: GRANTOR

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____