

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

2022-003336

Klamath County, Oregon

03/18/2022 10:55:01 AM

Fee: \$92.00

FILE NO: 3903221LB

RECORDING REQUESTED BY AND RETURN TO:

**First American Title
1225 Crater Lake Ave
Medford OR 97504**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Jan Vidmar and Linda L. Vidmar as tenants in common as to Tract A and Jan Vidmar and Linda L. Vidmar as tenants by the entirety as to Tract B

3. Grantee(s): (ORS 205.1251a and 205.160)

Landinvest Group LLC, a Florida limited liability company

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

\$14,000

5. SEND TAX STATEMENTS TO:

**PO Box 941
Tarpon Springs, FL 34688**

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)



After recording return to:
Landinvest Group LLC
Night Owl Drive
Bonanza, OR 97623

Until a change is requested all tax
statements shall be sent to the
following address:
Landinvest Group LLC
Night Owl Drive
Bonanza, OR 97623

File No.: 7161-3903221 (1b)
Date: February 18, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jan Vidmar and Linda L. Vidmar as tenants in common as to Tract A and Jan Vidmar and Linda L. Vidmar as tenants by the entirety as to Tract B, Grantor, conveys and warrants to Landinvest Group LLC, a Florida limited liability company, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

TRACT A:

LOT 3 IN BLOCK 18 OF 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 OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN DEED RECORDED OCTOBER 29, 2012 AS DOCUMENT NO 2012-013229, OFFICIAL RECORDS, JACKSON COUNTY OREGON.

TRACT B:

LOTS 4 IN BLOCK 18 OF 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 OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 17th day of March, 2022.

Linda L. Vidmar

Linda L. Vidmar

Jan Vidmar

Jan Vidmar

Linda L. Vidmar

Linda L. Vidmar

Jan Vidmar

Jan Vidmar

STATE OF Washington)

)ss.

County of Thurston)

This instrument was acknowledged before me on this 17th day of March, 2022 by **Linda L. Vidmar and Jan Vidmar.**

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2026

Dawn Hemphill

Notary Public for Washington

My commission expires: 03/21/2026

Notarized online using audio-video communication