

**2022-004374**

**Klamath County, Oregon**

04/05/2022 04:00:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Zach Koepp

1011 4<sup>th</sup> St, Apt 106

Santa Monica, CA 90403

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## WARRANTY DEED

THE GRANTOR(S),

- Land Hunter Group LLC, 104 East 600 South, Suite 869, Heber City UT 84032,  
for and in consideration of: \$4750.00 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Zach Koepp with a mailing address of 1011 4<sup>th</sup> St, Apt 106, Santa Monica CA 90403,  
the following described real estate, situated in the County of KLAMATH, State of Oregon:

APN 351719

A portion of Government Lots 5 and 17, Section 11 T36S, R11E

WM as follows: Beginning at the center of the cul-de-sac at the South end of Josephine Street in the 2<sup>nd</sup> addition of Nimrod River Park; thence S 17° 15" W 50 feet to the edge of said cul-de-sac, the true point of beginning; thence S 00 35' 15" W across Govt. Lot 5 and 12 to the Sprague River; thence Easterly along the North bank of said river to a ½" iron pipe which is the most Southwesterly corner of the Klamath County park as same is described in Document No. 308 – recorded January 4, 1966 in Vol. M 66 at page 36, Official Records of Klamath County; thence N 26° 14' 07" W 646.81 feet to the South edge of said cul-de-sac; thence Westerly along the edge of said cul-de-sac to the true point of beginning.

Subject to covenants, conditions, restrictions, easements, rights and rights of way of record.

This land is adjacent to a river and may be inundated during periods of excessive runoff.

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:

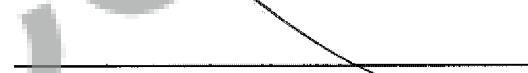
DATED: 4/5/2022



Land Hunter Group LLC  
Brian McClatchie/Sole member  
104 East 600 South, Suite 869  
Heber City UT 84032

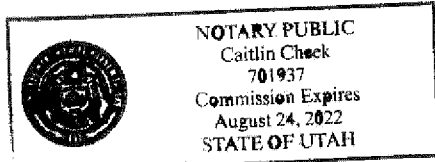
Grantor Signatures:

DATED: \_\_\_\_\_



STATE OF Utah  
COUNTY OF Wasatch, ss:

This instrument was acknowledged before me on this 5 day of April,  
2022 by (person/entity name selling it).



Caitlin Cheek  
Notary Public  
Signature of person taking acknowledgment

PCSSL, Zions Bank  
Title (and Rank)

My commission expires Aug 24, 2022

Unofficial Copy