

2022-005247

Klamath County, Oregon

04/26/2022 08:22:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Timothy P. Carnahan
2665 Ne Brian Ray Ct
Bend Oregon, 97701

WARRANTY DEED

THE GRANTOR(S),
-Family Freedom Lands, LLC, a Colorado Limited Liability Company with a mailing
address of 10810 N Tatum Blvd Suite 103940, Phoenix, AZ 85028,

for and in consideration of: \$11,250.00 and other good and valuable consideration
grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Timothy P. Carnahan, a single male, whose mailing address is 2665 Ne Brian
Ray Ct, Bend, OR 97701,

the following described real estate, situated in the County of Klamath, State of Oregon:

**OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-36 LOT-9 and by APNs#
R234446**

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:

Grantor Signatures:

DATED: 4/25/22

DATED: _____

[Signature]
David Denniston, Family Freedom Lands, LLC
10810 N Tatum Blvd, Suite 103940
Phoenix, AZ 85028

STATE OF Minnesota
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 25 day of April, 2022 by David Denniston, Family Freedom Lands, LLC.

[Signature]
Notary Public
Signature of person taking acknowledgment

Prop Mgmt
Title (and Rank)

My commission expires 01/31/26

