

2022-006784

Klamath County, Oregon



00301015202200067840020029

WHEN RECORDED MAIL TO:

MAIL TAX STATEMENTS TO:

05/31/2022 10:24:58 AM

Fee: \$87.00

Laura T. Bonnell and Rodney L. Bonnell
2154 Columbia Way
Carson City, NV 89706

WARRANTY DEED

THE GRANTOR(S), Rogue Riches LLC, an Oregon Limited Liability Company with a mailing address of 4516 E. Highway 20, #174; Niceville, FL 32578 for and in consideration of: Ten Dollars grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Laura T. Bonnell and Rodney L. Bonnell, a Married Couple, Joint Tenants with Rights of Survivorship, the following described real estate situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder: Legal Description

R-3610-011B0-
00200-000

Block 33, Lot 1, Fourth Addition to Nimrod River Park.

SUBJECT TO: Current 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 the 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.

Dated: 5-25-2022

Signature: [Handwritten Signature]

Melissa Simpson
Manager of Geyser Gold, on behalf of
Rogue Riches LLC, as its Manager
4516 E. Highway 20, #174
Niceville, FL 32578

Acknowledgment of Individual

STATE OF Florida

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me this May 25, 2022 (date), by
Melissa Simpson, Manager of Geyser Gold LLC, on behalf of Rogue Riches LLC, as its
Manager, who is personally known to me or who has produced
FDL (type of identification) as identification.

[Handwritten Signature]

Notary Public

Printed Name: Casey Leigh Johnson

My Commission Expires: Feb 14, 2025

Commission # HH 92578

