

2022-006886

Klamath County, Oregon

06/01/2022 01:14:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Westward Land Holdings, LLC
1624 Market St. Suite 202-92466
Denver, CO 80202

WARRANTY DEED

THE GRANTOR(S),

- Miguel A. Alcain, Jr. and Florentina B. Alcain, his wife, as Tenants by it's
Entireties, 5104 First Sun St, North, Las Vegas, NV 89081,

for and in consideration of: 6,173.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability
Company, 1624 Market St. Suite 202-92466, Denver CO 80202,
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 17 Block 124, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4 as recorded
in Klamath County, Oregon
Assessor's Parcel #3811-011D0-00700

R466962

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:

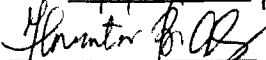
DATED: 5-17-22



Miguel A. Alcain, Jr.
5104 First Sun St, North, Las Vegas, NV 89081

Grantor Signatures:

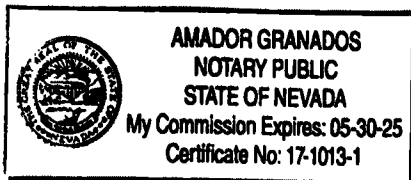
DATED: 5/17/22

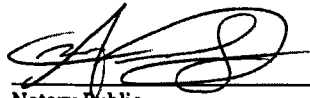


Florentina B. Alcain
5104 First Sun St, North, Las Vegas, NV 89081

STATE OF Nevada
COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 17 day of may, 2022 by Miguel A. Alcain, Jr. and Florentina B. Alcain, his wife, as Tenants by it's Entireties.





Notary Public
Signature of person taking
acknowledgment

Public Notary
Title (and Rank)

My commission expires 05-30-25