

**2022-006912**

**Klamath County, Oregon**

**06/02/2022 08:27:01 AM**

**Fee: \$92.00**

After recording, return to:

Chance Morse  
1380 South West Temple, #212  
Salt Lake City, UT 84115

Until a change is requested,  
all tax statements should be sent to:

Chance Morse  
1380 South West Temple, #212  
Salt Lake City, UT 84115

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Land Sales, LLC, a Florida Limited Liability Company  
522 S. Hunt Club Blvd, Ste 566  
Apopka, FL 32703

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Chance Morse  
1380 South West Temple, #212  
Salt Lake City, UT 84115

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 32, Block 11, Klamath Falls Forest Estates, Highway 66, Plat 1  
Klamath County, Oregon

Parcel ID: R-3711-022B0-01800-000

Source of Title:

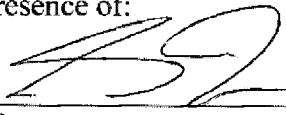
Deed from Michael David Benoit and Janice Lynn Powell Benoit, Trustees of the Benoit Family Trust UTA dated February 20, 2014, to Land Sales, LLC, recorded November 18th, 2019 in the records of the Klamath County Clerk, Oregon. Doc 2019-013447.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 31st day of May, 2022, in the presence of:

  
\_\_\_\_\_  
Signature  
Scott Thomas, Land Sales, LLC  
\_\_\_\_\_  
Print Name  
Grantor  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

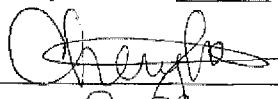
\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF FLORIDA  
COUNTY OF SEMINOLE

On this 1<sup>st</sup> day of June, 2022, before me, Notary Public in and for said state, personally appeared Scott Thomas

\_\_\_\_\_,  
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature:   
\_\_\_\_\_  
Print Name: CHERYL MILES  
\_\_\_\_\_  
Title: NOTARY PUBLIC  
\_\_\_\_\_  
My Commission Expires: 05-01-23

