

After recording, return to:
Timothy Ryan
2465 SW Fairway Circle,
Waldport, OR, 97394

2022-007162
Klamath County, Oregon
06/08/2022 12:04:01 PM
Fee: \$92.00

Until a change is requested,
all tax statements should be sent to:
Timothy Ryan/ Tara McDowell
2465 SW Fairway Circle,
Waldport, OR, 97394

WARRANTY DEED
Under ORS 93.850

The grantor,
Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

for the true and actual consideration of \$10,899.00

CONVEYS AND WARRANTS to the grantee,

Timothy M Ryan and Tara A McDowell, whose address is 2465 SW Fairway
Circle, Waldport, OR, 97394

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

Lot 22, Block 30, Nimrod River Park, 4th Addition

Parcel ID: 3610-012B0-06600
And commonly known as: 1.53 acre at 26952 Skamania St

Source of Title:

Being the same property granted to Four Corners Land, LLC from Michelle Desiree Street Trust. Dated November 10, 2009 as shown in the Records of Klamath County Oregon recorded on 05/02/2022 under Doc # 2022-005503

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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 7th day of June, 2022, in the presence of:

Tanner Yates
Signature

Tanner Yates
Print Name

Grantor, Managing member of
Capacity Four Corners Land, LLC

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 Utah
COUNTY OF Utah

On this 7th day of June, 2022, before me, Notary Public in and for said state, personally appeared Tanner Yates

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

Signature: Tori Herzog

Print Name: Tori Herzog

Title: Notary

My Commission Expires: March 1st 2025

