

**2022-007719**

**Klamath County, Oregon**

**06/22/2022 01:33:01 PM**

**Fee: \$92.00**

After recording, return to:

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

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

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

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Nick L. Hall, whose address is 7829 Inverness Dr., Newark, CA 94560,

for the true and actual consideration of \$4,400.00

CONVEYS AND WARRANTS to the grantee,

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

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

Block 31, Lot 23, of the 4th Addition to Nimrod River Park as shown on map in official records of said county.

Parcel ID: 3610-012B0-03600

And commonly known as: 1.62 acres adjacent to Kootenai St.

Source of Title:

Being the same property granted to Nick L. Hall from Ethel Jean Hall, as described in Vol M84 Pg 13068 of the records of Klamath County, OR, recorded on 08/01/1984

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 21 day of June, 2022, in the presence of:

Nick L Hall  
Signature

NICK L HALL  
Print Name

owner, seller  
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 California  
COUNTY OF Alameda

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 21 day of June, 2022, before me, Notary Public in and for said state, personally appeared Nickey L Hall

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

Signature: Tan Fung

Print Name: Tan Fung

Title: Notary Public

My Commission Expires: Dec 4, 2024

