

This document prepared by, and after recording return tax bill to:

Action Capital, LLC
10810 N Tatum Blvd Ste 102-706
Scottsdale, AZ 85028

2022-008877
Klamath County, Oregon
07/20/2022 12:12:01 PM
Fee: \$87.00

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Warranty Deed

FOR VALUABLE CONSIDERATION OF \$10,000 and other good and valuable consideration, Ryan Clark hereinafter referred to as "Grantor", for consideration paid, does hereby convey, with warranty covenants, unto Action Capital, LLC, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

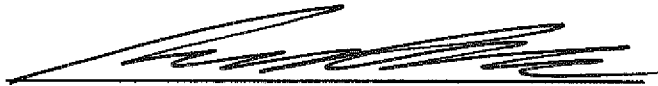
See Exhibit A

SUBJECT TO all reservations, restrictions, easements and encumbrances of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs assigns forever, with all appurtenances thereunto belonging.

Acknowledgment for natural persons

IN WITNESS WHEREOF, the Grantor, this the 21 day of March, 2022.



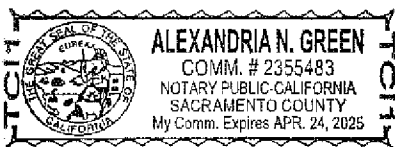
Ryan Clark

COUNTY OF Sacramento, STATE OF California, ss,

The foregoing instrument was acknowledged before me this 21st day of March, 2022 by Ryan Clark.

My Commission Expires: 04/24/2025

Public Notary: Alexandria N. Green



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, Chapter 855, 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 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

Exhibit A

Lot 6, Block 62, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Assessor's Parcel Number: R-3 711-033D0-01600-000/ Tax Account R400729