

File No.: 22-398408

2022-009133**Klamath County, Oregon**

07/26/2022 11:27:01 AM

Fee: \$87.00

Grantor
Eleven24 Holdings LLC 55 Canyon Ridge Ct Wentzville, MO 63385
Grantee
Janeah K. Stokes and Richard Carpenter 4083 Wyant Ct NE Salem, OR 97305
After recording return to
Janeah K. Stokes and Richard Carpenter 4083 Wyant Ct NE Salem, OR 97305
Until requested, all tax statements shall be sent to
Janeah K. Stokes and Richard Carpenter 4083 Wyant Ct NE Salem, OR 97305 Tax Acct No(s): R460922

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Eleven24 Holdings LLC, a Missouri limited liability company, Grantor(s) convey and warrant to Janeah K. Stokes and Richard Carpenter, not as tenants in common but with rights of survivorship, Grantee(s), the real property described below, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

Lot 15 in Block 34 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance is **\$25,000.00**. (Here comply with requirements of ORS 93.030)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Executed this 21 day of July, 2022

Eleven24 Holdings LLC


by Rick Stephens, Managing Member of E24Holdings LLC

STATE OF ~~OREGON~~ ^{AJ} MISSOURI
COUNTY OF ST. CHARLES

This instrument was acknowledged before me this 21st day of July, 2022 by Richard Stephens, as managing member, of Eleven24 Holdings LLC


Notary Public for ~~Oregon~~ ^{AJ} MISSOURI
My Commission Expires: 10/19/2024

