

2022-009197

Klamath County, Oregon

07/27/2022 12:06:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Kile C. Elder & Kayla R. Griffeth
317 S 7th Street
Klamath Falls, OR 97601

WARRANTY DEED

THE GRANTOR(S),

- Choose Land LLC, a California Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102867 Phoenix, Arizona 85028,

for and in consideration of: \$10.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Kile Clark Elder and Kayla Rose Griffeth, as joint tenants with right of survivorship,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

R-3613-006A0-00800-000

See Attached Exhibit "A" Made A Part Hereof By Reference.

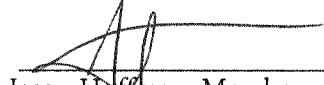
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 7/27/2022



Jason Hoffman, Member, on behalf of
Choose Land LLC
10810 N TATUM BLVD, STE 102867
Phoenix, AZ 85028

STATE OF CA
COUNTY OF Solano, ss:

This instrument was acknowledged before me on this 27 day of 07,
2022 by Jason Hoffman, Member, on behalf of Choose Land LLC.



Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires 03/09/2026

EXHIBIT 'A'

A parcel of land situated in the Northeast $\frac{1}{4}$ of Section 6, Township 36 South, Range 13 EWM, Klamath County, Oregon being more particularly described as follows: commencing at a 1 $\frac{1}{2}$ inch iron pipe with brass cap marking the Northeast corner of said Section 6; thence S 00degree 45'25" W along the Easterly line of said Section 6, 1286.71 feet; thence leaving said section line West, 441.60 feet to a 1/2 inch pipe marking the point of beginning for this description, thence continuing West, 348.06 feet; thence South 20 degree 24'00" W, 533.40 feet; thence East, 533.99 feet to a $\frac{1}{2}$ inch iron pipe; thence North, 499.96 feet to the point of beginning.

AKA: 3613 006A0 00800

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.