

2022-009300

Klamath County, Oregon

07/29/2022 08:33:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO: MAIL TAX STATEMENT
TO:

Evelia Ramos Pineda
22626 Sofie Rd, unit B,
Monroe, WA 98272

WARRANTY DEED

THE GRANTOR(S),

Family Freedom Lands, LLC, a Colorado Limited Liability Company whose mailing address is 10810 N Tatum Blvd, Suite 10940 Phoenix, Arizona 85028,

for and in consideration of: \$7999.00 (seven thousand nine hundred and ninety nine dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Evelia Ramos Pineda, a single woman, whose mailing address is 22626 Sofie Rd, unit B, Monroe, WA 98272

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

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-30 LOT-37 and by APNs# R246497

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: 7/24/22

[Signature]
David Denniston, of Family Freedom Lands, LLC,
10810 N Tatum Blvd, Suite 10940 Phoenix,
Arizona 85028,

STATE OF Minnesota COUNTY OF
Hennepin, ss:

This instrument was acknowledged before me on this 29 day of
July, 2022 by David
Denniston.

[Signature]
Notary Public
Signature of person taking acknowledgment

PROP Mgmt
Title (and Rank)

My commission expires 01/31/26

