

File No.: 22-409986

2022-009357**Klamath County, Oregon**

08/01/2022 10:20:01 AM

Fee: \$97.00

Grantor
Jason F. Homan and Sandra Homan 1105 Cedar Avenue Richland, WA 99354
Grantee
Land Fast Offers LLC 500 Westover Drive, Suite 18944 Sanford, NC 27330
After recording return to
Land Fast Offers LLC 500 Westover Drive, Suite 18944 Sanford, NC 27330
Until requested, all tax statements shall be sent to
Land Fast Offers LLC 500 Westover Drive, Suite 18944 Sanford, NC 27330 Tax Acct No(s): 3507-018AC 06500, R240616

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Jason F. Homan and Sandra Homan, as tenants in common, Grantor(s) convey and warrant to Land Fast Offers LLC, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$6,000.00**. (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.

WFG Title 22-409986 SS

Executed this 27TH day of July, 2022

Jason F. Homan
Jason F. Homan

Sandra Homan
Sandra Homan

STATE OF ~~OREGON~~ WASHINGTON
COUNTY OF BENTON

This instrument was acknowledged before me this 27TH day of July, 2022 by Jason F. Homan and Sandra Homan

Ken Bowman
Notary Public for ~~Oregon~~ WASHINGTON
My Commission Expires: 4/3/2024

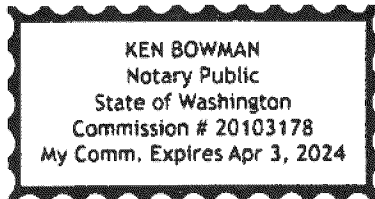


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 18 of Block 41 in Tract 1184, OREGON SHORES UNIT 2 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Taxes assessed under Code No. 138 Account No. 240616 Map No. 3507-018AC-06500
The 2022-2023 Taxes: A lien not yet due or payable.

- . Bylaws, including the terms and provisions thereof and the right to levy certain charges and assessments against the subject property,

Recorded: August 20, 2004

Instrument No.: M04, page 55422

Amended by instrument,

Recorded: June 29, 2006

Instrument No.: M06, page 13240

- . Restrictions as shown on the official plat of said land.
- . Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: June 29, 2006

Instrument No.: M06, page 13239

Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing Fire Patrol

Amount: \$18.75

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: August 4, 2003

Instrument No.: M03, page 55205

Assessments of Oregon Shores Recreational Club, Inc., as disclosed in document,

Recorded: June 29, 2006

Instrument No.: M06, page 13239