

2022-009413

Klamath County, Oregon

08/02/2022 10:12:01 AM

Fee: \$92.00

After recording, return to:

**Amy Davis
PO BOX 550,
Waldport, OR 97394**

**Until a change is requested,
all tax statements should be sent to:**

**Amy Davis
PO BOX 550,
Waldport, OR 97394**

WARRANTY DEED

Under ORS 93.850

The grantor,

**Four Corners Land, LLC,
3556 S 5600 W #1-675,
Salt Lake City, UT 84120**

for the true and actual consideration of \$11,699.00

CONVEYS AND WARRANTS to the grantee,

Amy Davis and Dawn Fouts, whose address is PO BOX 550, Waldport, OR 97394, each to an undivided one-half interest as tenants in common.

the following described real property, free of encumbrances, except as specifically set forth herein:

Legal Description: Lot 36 in Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Parcel ID: 3510-027C0-01400

And commonly known as: 2.36 acre parcel adjacent to Peacepipe Lane

Source of Title:

Being the same property granted to Four Corners Land, LLC from Andrew Wilson, as described in Document #: 2022-007034 of the records of Klamath County, OR, recorded on 06/06/2022.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 1 day of August, 2022, in the presence of:

Tanner Yates
Signature
Tanner Yates
Print Name
Managing Member For Four
Capacity Corner 5 Land, LLC

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF UTAH
COUNTY OF UTAH

On this 1 day of August, 2022, before me, Notary Public in and for said state, personally appeared TANNER MICHAEL YATES

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me that freely executed the same.

Signature: [Signature]
Print Name: MITCH HAWKINS
Title: LOAN OFFICER
My Commission Expires: SEP 14th, 2025

