

2022-009415

Klamath County, Oregon

08/02/2022 10:45:01 AM

Fee: \$92.00

After recording, return to:

Debra Lee Hillius and Stephanie
Hillius
591 Quincy St #202 Twin Falls,
ID 83301

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

Debra Lee Hillius and Stephanie
Hillius
591 Quincy St #202 Twin Falls,
ID 8330

WARRANTY DEED

Under ORS 93.850

The grantor,

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

for the true and actual consideration of
\$9199.00

CONVEYS AND WARRANTS to the grantee,

Debra Lee Hillius and Stephanie Hillius, whose address is 591 Quincy St #202
Twin Falls, ID 83301

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

Lot 10, Block 27, Nimrod River Park, 4th Addition, Klamath County, Oregon

Parcel ID: 3610-012A0-04000

And commonly known as: 1.51 acre adjacent to Kootenai St.

Source of Title:

Being the same property granted from Brandon Eaby and Elizabeth Eaby to Four Corners Land, LLC as shown in the records of Klamath County OR under document number 2022-005616 recorded on 05/03/2022

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.

