

2022-009653

Klamath County, Oregon

08/08/2022 03:00:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Cascade Horizon Properties, LLC
10810 N Tatum Blvd Ste 102954
Phoenix, Arizona 85028

WARRANTY DEED

THE GRANTOR(S),

- TERESA LANE, 1604 WILSON AVE, BELLINGHAM, WA 98225,

for and in consideration of: Three thousand three hundred dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Cascade Horizon Properties, LLC, an Oregon Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102954, Phoenix, AZ 85028,
the following described real estate, situated in the County of Klamath, State of Oregon:

OREGON PINES Block - 7 Lot - 3

286069

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: 7/26/2022

[Signature]

Teresa Lane
1604 WILSON AVE, BELLINGHAM, WA 98225

Grantor Signatures:

DATED: _____

STATE OF Washington
COUNTY OF Whatcom, ss:

This instrument was acknowledged before me on this 26th day of July,
2022 by TERESA LANE



[Signature]
Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 08/19/2024