

**2022-010076**

**Klamath County, Oregon**

08/18/2022 11:11:01 AM

Fee: \$92.00

**After recording, return to:**

**Cheryl Parker-Williams & Mike  
B. Williams  
PO #399, Camas, WA 98607**

**Until a change is requested,  
all ~~tax~~ statements should be sent to:  
Cheryl Parker-Williams & Mike  
B. Williams  
PO #399, Camas, WA 98607**

**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 \$11,649.00**

**CONVEYS AND WARRANTS to the grantee,**

**Clinton L. Parker, whose address is 5260 Culbertson Dr., Mt. Hood Parkdale,  
Oregon 97041 with an undivided one-half interest, and Cheryl Parker-Williams &  
Mike B. Williams, husband and wife, whose address is PO #399, Camas, WA  
98607, with a divided one-half interest as tenants in common.**

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

**Lot 2, Block 11, SPRAGUE RIVER PINES, according to the official plat thereof  
on file in the office of the County Clerk of Klamath County, Oregon.**

**Parcel ID: 3408-027B0-01600**

**And commonly known as: 0.97 acres adjacent to Corbell Dr.**

**Source of Title:**

**Being the same property deeded from John & Apolka Weinman to Four Corners Land, LLC on 03/04/2022 under Document # 2022-002765 as shown in the records of Klamath County, Oregon.**

**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.**

Tanner Yates  
Signature  
Tanner Yates  
Print Name  
Managing member of Four Corners  
Capacity Land, LLC

~~Capacity~~

## Capacity

## Capacity

STATE OF Utah  
COUNTY OF Utah

Signature: [Signature]  
 Print Name: Moroni Coca  
 Title: Loan Officer/Notary  
 My Commission Expires: Aug 18, 2025

