

2022-010947

Klamath County, Oregon

09/08/2022 02:22:01 PM

Fee: \$92.00

After recording, return to:

**Cassandra Maynard
9829 Patterson Street South
Tacoma WA 98444**

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

**Cassandra Maynard
9829 Patterson Street South
Tacoma WA 98444**

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 \$8,199.00

CONVEYS AND WARRANTS to the grantee,

**Cassandra Maynard and Steve Mayer, whose address is 9829 Patterson Street
South Tacoma WA 98444, each to an undivided 50/50 share as tenants in common.**

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

**Klamath County, Oregon
Nimrod River Park 4th Addition
Block 31, Lot 34**

Parcel ID: 3610-011A0-05800

And commonly known as: 1.93 acre parcel adjacent to Kootenai St

Source of Title:

Being the same property deeded from Robert D. Vogel, Jr. (a single person) to Four Corners Land, LLC, as shown in the records of Klamath County OR in document number: 2022-002659, recorded on 03/03/2022.


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.

day of _____, 20____, in the

Capacity

 MITCH HAWKINS
Notary Public - State of Utah
Comm. No. 720478
My Commission Expires on
Sep 14, 2025