

2022-011129

Klamath County, Oregon

09/14/2022 03:35:01 PM

Fee: \$87.00

After Recording, PLEASE RETURN TO:
Emily Babcock
879 Walker Ave
Reno, NV 89509

Until a Change Is Requested,
PLEASE SEND TAX STATEMENTS TO:
Emily Babcock
879 Walker Ave
Reno, NV 89509

WARRANTY DEED

Under O.R.S. 93.850

The grantor, Multistate Land Investments LLC, a New Jersey limited liability company, for the true and actual consideration of nine thousand dollars (\$9,000.00), conveys and warrants to the grantee, Emily Babcock, an unmarried woman, the following described real property free of encumbrances, except as specifically set forth herein:

Oregon Pines Lot 17 Block 24

Parcel Number: R281607

This property is free from encumbrances, except: none.

“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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

IN WITNESS HEREOF, the grantor executed this document on this 14th day of September, 2022,

Signature:  _____

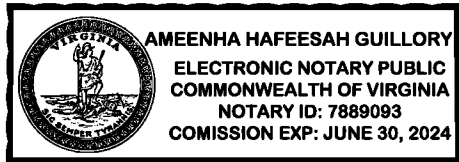
Jeremy Nash, Member

**CERTIFICATE
NOTARIAL ACKNOWLEDGEMENT**

State of Virginia
County of Alexandria

On this 14 day of September, 2022, before me personally
appeared Jeremy Nash,
personally known to me or proved to me on the basis of satisfactory evidence to
be the individual(s) whose name(s) is (are) subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their
capacity(ies), and that by his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the individual(s) acted,
executed the instrument.

Document Notarized using a Live Audio-Video Connection





Notary Public

Ameenha Hafeesah Guillory, a Virginia Notary Public

Print name

June 30, 2024

My commission expires