

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Wildwood Land LLC,
1704 N Bell Street #432
Fremont, NE 68025

WARRANTY DEED

THE GRANTOR(S),
- KAYCE M BAKER - 5 Creekside Drive Honcoye Falls, NY 14472

for and in consideration of: \$5,600 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Wildwood Land LLC, 1704 N Bell Street #432 Fremont, NE 68025

the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 9 Block 114 Unit 4 Klamath Falls Forest Estates HWY 66, in Oregon, According to the
official plat thereof on file
in the office of the County clerk of Klamath Falls, Oregon.

403566

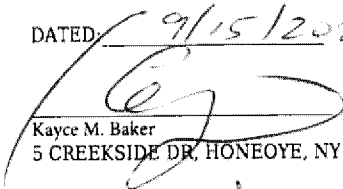
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the 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 9/15/2022


Kayce M. Baker
5 CREEKSIDE DR, HONEOYE, NY 14472

STATE OF New York
COUNTY OF Monroe, ss:

This instrument was acknowledged before me on this 15 day of September, 2022 by KAYCE M BAKER;



Kathy M. Ahearn
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires Oct 7, 2025