

2022-011512

Klamath County, Oregon

09/23/2022 11:06:01 AM

Fee: \$92.00

After recording, return to:
Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

Until a change is requested,
all tax statements should be sent to:
Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

WARRANTY DEED

Under ORS 93.850

The grantor,
Joe Kowalski, whose address is 8168 E Hemlock St., Port Orchard WA 98366

for the true and actual consideration of \$4500.00

CONVEYS AND WARRANTS to the grantee,
Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120

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

Lot 25, Block 9, 2nd Addition To Nimrod River Park, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 3611-010B0-01500

And commonly known as: 1.55 acre adjacent to Hwy 599

Source of Title:

Being the same property granted to Joe Kowalski from Bret S. Roberts, as described in document number 2011-010878 of the records of Klamath County, OR, recorded on 09/29/2011.

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.

Signed, sealed, and delivered on this 22 day of September, 2022, in the presence of:

Joseph F. Kowalski
Signature
JOSEPH F. KOWALSKI
Print Name
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Washington
COUNTY OF Grays Harbor

On this 23 day of September, 2022, before me, Notary Public in and for said state, personally appeared Joseph F. Kowalski

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me that freely executed the same.

Signature: Michael Roy Weitzel
Print Name: Michael Roy Weitzel
Title: Notary
My Commission Expires: 04/30/2025

