

2022-011938

Klamath County, Oregon

10/05/2022 08:26:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Ty-Leigh Capital, LLC with a mailing address of 296 Beauvoir Rd., Suite 100 -1021, Biloxi, MS 39531

WARRANTY DEED

THE GRANTOR(S),

- Cascade Horizon Properties, LLC, an Oregon Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102954, Phoenix, AZ 85028,

for and in consideration of: Four thousand five hundred dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Ty-Leigh Capital, LLC with a mailing address of 296 Beauvoir Rd., Suite 100 -1021, Biloxi, MS 39531,

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

286069

OREGON PINES Block - 7 Lot - 3

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: 10/4/2022

Daniel Larson

Daniel Larson (Owner/Principal)
Cascade Horizon Properties, LLC
10810 N Tatum Blvd Ste 102954
Phoenix, Arizona 85028

Grantor Signatures:

DATED: _____

STATE OF New Mexico
COUNTY OF Bernalillo, ss:

This instrument was acknowledged before me on this 4 day of October, ~~2022~~ by Daniel Larson (Owner/Principal) Cascade Horizon Properties, LLC.

[Signature]

Notary Public
Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires May 22, 2025

