

2022-011989

Klamath County, Oregon

10/06/2022 08:24:02 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The LandPost LLC
420 Nicholson St
Charlottesville, VA 22901

WARRANTY DEED

THE GRANTOR(S),

- Andrew Vaughan, 622 McIntire Rd, Charlottesville, VA 22902,

for and in consideration of: \$10 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- The LandPost LLC 420 Nicholson St, Charlottesville, VA 22901,
the following described real estate, situated in the County of Klamath, State of Oregon:

SEE ATTACHED

SEE ATTACHED

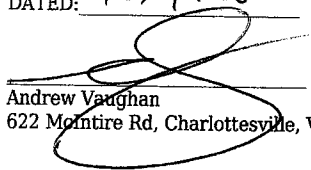
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the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

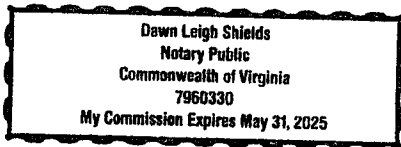

Andrew Vaughan
622 McIntire Rd, Charlottesville, VA 22902

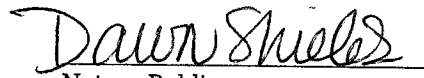
Grantor Signatures:

DATED: _____

STATE OF Virginia
COUNTY OF Albemarle, ss:

This instrument was acknowledged before me on this 4 day of October,
2022 by Andrew Vaughan.





Notary Public
Signature of person taking
acknowledgment

Universal Banker/Notary
Title (and Rank)

My commission expires 05/31/2025

KLAMATH COUNTY PROPERTIES TRANSFER APPENDIX

<u>PARCEL #</u>	<u>LEGAL DESCRIPTION</u>
3313-02800-03000-000	KLAMATH FALLS FOREST ESTATES SYCAN UNIT BLK-7 LOT-19 POR
3512-035A0-02700	SPRAGUE RIVER VALLEY ACRES BLK-6 LOT-14
3510-028D0-02200	LOT 30, BLOCK 43, FIRST ADDITION TO KLAMATH FOREST ESTATES
3512-035D0-02900	SPRAGUE RIVER VALLEY ACRES BLOCK 8 LOT 15
3811-001B0-00400-000	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-128 LOT-9
3612-002A0-01700	SPRAGUE RIVER VALLEY ACRES BLK-8 LOT-57
3711-022C0-03300-000	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-17 LOT-26
3611-002C0-04700	NIMROD RIVER PARK 5TH ADDITION BLK-69 LOT-6
3512-035D0-03000	SPRAGUE RIVER VALLEY ACRES BLK-8 LOT-14
3513-033C0-03000	FERGUSON MOUNTAIN PINES 1ST ADDITION BLOCK 23 LOT 4
3711-016B0-02400	KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-7 LOT-15
3507-017CB-03100	OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 30, LOT 23
3507-017BB-04600	OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 Block - 38 Lot – 20