

2022-012012

Klamath County, Oregon

10/06/2022 12:38:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Plant Your Flag Properties
3080 Veltkamp Rd
Bozeman, MT 59718

WARRANTY DEED

THE GRANTOR(S),

- RONALD C & TAMMY W JULIAN, a married couple with a mailing address of, PO BOX 23, MORONGO VALLEY, CA 92256,

for and in consideration of: \$3,300 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Lucas Scharmer, owner of Plant Your Flag Properties with a mailing address of 3080 Veltkamp Rd, Bozeman, MT 59718,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

OREGON PINES BLK-39 LOT-18

280813

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: 10/3/2022

Ronald Julian
Ronald Julian
PO BOX 23, MORONGO VALLEY, CA 92256

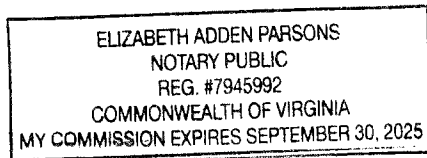
Grantor Signatures:

DATED: 10/3/2022

Tammy Julian
Tammy Julian
PO BOX 23, MORONGO VALLEY, CA 92256

STATE OF Virginia
COUNTY OF Chesterfield, ss:

This instrument was acknowledged before me on this 3rd day of October, 2022 by RONALD C & TAMMY W JULIAN, a married couple with a mailing address of.



Elizabeth Adden Parsons
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 09/30/2025