

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

WARRANTY DEED

THE GRANTOR(S),
- Marilyn L Williams, formerly known as Marilyn L Merchant 12607
BLACKBERRY DR, LINDALE, TX 75771,

for and in consideration of: \$6000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

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

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

Lot 5, block 111, Klamath Falls Forest Estates, Hwy 66, Plat (unit) 4

402521

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: 10/4/22

Marilyn Williams

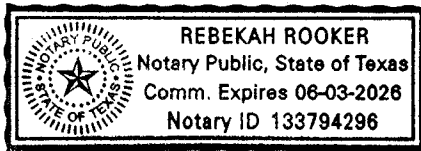
Marilyn L Williams
"formerly known as"
Marilyn L Merchant
12607 BLACKBERRY DR, LINDALE, TX 75771

STATE OF Texas
COUNTY OF Smith, ss:

Grantor Signatures:

DATED: _____

This instrument was acknowledged before me on this 04 day of October, 2022 by Marilyn L Williams "formerly known as" Marilyn L Merchant.



Rebekah Rooker

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 06/03/2026