

**2022-012200**

**Klamath County, Oregon**

10/12/2022 11:12:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Zach Koepp

1011 4<sup>th</sup> St, Apt 106

Santa Monica, CA 90403

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## **WARRANTY DEED**

THE GRANTOR(S),

- Land Hunter Group LLC, 104 East 600 South, Suite 869, Heber City, UT 84032,

for and in consideration of: \$10,000.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Zach Koepp with a mailing address of 1011 4<sup>th</sup> St, Apt 106, Santa Monica, CA 90403, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel 1

BLOCK 18, LOT 12, SECOND ADDITION TO NIMROD RIVER PARK

APN 340125

Parcel 2

NIMROD RIVER PARK 4<sup>TH</sup> ADDITION BLK-32 LOT-58

APN 325801

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: 1/14/2022

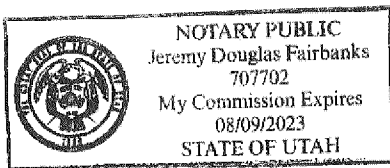
[Signature]  
Land Hunter Group LLC  
Brian McClatchie/Sole Member  
104 East 600 South, Suite 869  
Heber City UT 84032

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF UTAH  
COUNTY OF Wasatch, ss:

This instrument was acknowledged before me on this 14<sup>th</sup> day of January, 2022 by (person/entity name selling it).



[Signature]  
Notary Public

Signature of person taking acknowledgment

Brian McClatchie, V.P.  
Title (and Rank)

My commission expires 8-9-23