

2022-012530

Klamath County, Oregon

10/20/2022 11:44:01 AM

Fee: \$87.00

Grantor:

Vicky Brooks
5387 NW Preakness Terrace
Portland, OR 97229

Grantee:

AAG Genesis, LLC
5387 NW Preakness Terrace
Portland, OR 97229

After recording return to:

Myatt & Bell, PC
10300 SW Greenburg Rd.
Suite 500
Portland, OR 97223

**Until a change is requested,
send tax statements to:**

AAG Genesis, LLC
5387 NW Preakness Terrace
Portland, OR 97229

Warranty Deed

VICKY BROOKS WHO TOOK TITLE AS VICKY J. FLESCNER, "Grantor," hereby conveys and warrants, all right, title and interest to AAG GENESIS, LLC, "Grantee" all my interest in the following real property situated in Klamath County, Oregon, free of encumbrances except for matters of public record:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLOCK 16, LOT 34

SUBJECT TO covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

There is no consideration for this deed, the grantor is deeding the property to an LLC of which they are the member.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantors' interest in the above described property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument to the extent of coverage that is provided to Grantors under any policy of title insurance insuring Grantor's interest in the above described property.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

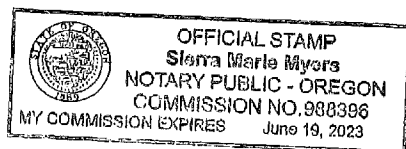
WITNESS the hand of said Grantors on this 11th day of March, 2022.

GRANTOR:

Vicky Brooks
VICKY BROOKS

STATE OF OREGON)
) ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on this 11th day of March, 2022, by VICKY BROOKS



[Signature]
Notary Public for Oregon
My commission expires: 6/19/2023