

2022-012993

Klamath County, Oregon

11/03/2022 08:29:02 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Land Owl
P.O. Box 70
Green River, Wyoming 82935

WARRANTY DEED

THE GRANTOR(S),

- Christine McKibbin, 1605 63RD AVE NE, TACOMA, WA 98422,

for and in consideration of: \$8,000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Ion Properties, LLC, DBA The Land Owl, a Wyoming Limited
Liability Company with a mailing address of PO Box 70, Green River, WY
82935,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Please See Exhibit "A" 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

APPENDIX A

APN	Legal Description
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243882	Parcel 1:
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	Lot 40 in Block 20 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.
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243873	Parcel 2:
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	Lot 41 in Block 20 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon
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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:

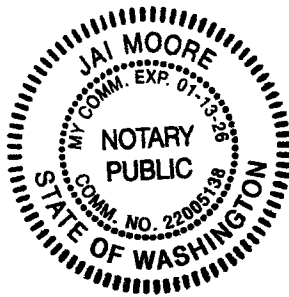
DATED: 10/28/22

Christine McKibbin

Christine McKibbin
1605 63RD AVE NE, TACOMA, WA 98422

STATE OF Washington
COUNTY OF King, ss:

This instrument was acknowledged before me on this 28 day of October 2022,
_____ by Christine McKibbin.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 1-13-26