

2022-012996

Klamath County, Oregon

11/03/2022 08:37:02 AM

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),

- **MERIDA RAINES, 4544 FOOTE RD, MEDINA, OH 44256,**

**for and in consideration of: \$3,100 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-9

281055

**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:

10/26/2022
Merida Raines
Merida Raines
4544 FOOTE RD, MEDINA, OH 44256

Grantor Signatures:

DATED: _____

STATE OF

COUNTY OF Ohio
Medina, ss:

This instrument was acknowledged before me on this 26 day of October,
22 by MERIDA RAINES.



Madelynn Smith
Notary Public, State of Ohio
My Commission Expires
March 16, 2027

Madelynn Smith
Notary Public
Signature of person taking
acknowledgment

Notary public
Title (and Rank)

My commission expires 03-16-2027