

2022-013081

Klamath County, Oregon

11/07/2022 08:25:04 AM

Fee: \$92.00

After recording, return to:
Plant Your Flag Properties LLC
3080 Veltkamp Rd
Bozeman, MT 59718

Until a change is requested,
all tax statements should be sent to:
Plant Your Flag Properties LLC
308 Veltkamp Rd
Bozeman, MT 59718

QUITCLAIM DEED

Under ORS 93.865

The grantor,
Thomas Allen Nickens, a single man with an address of, 5608 CAPE
CORAL CIR 116, LAS VEGAS, NV 89130,

for the true and actual consideration of \$3,300

RELEASES AND QUITCLAIMS to the grantee,
Plant Your Flag Properties LLC, a limited liability company with an address of
308 Veltkamp Rd, Bozeman, MT 59718

all right, title, and interest in and to the following described real property:
situated in the County of KLAMATH, State of Oregon:

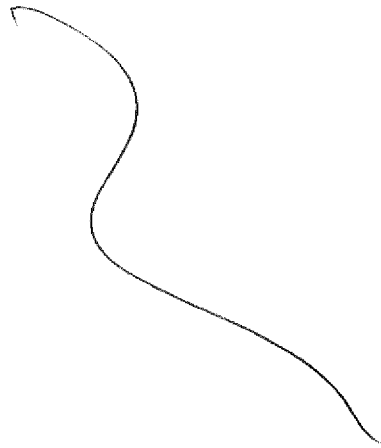
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And commonly known as: OREGON PINES BLK-14 LOT-3
Parcel ID: 277514

This conveyance is made 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.

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, CHAPTERS 885, OREGON LAWS 2009, AND 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.



IN WITNESS WHEREOF, the grantor has signed and sealed these presents this 20th
day of October, 2022.



Signature

THOMAS A. NICKENS
Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name


Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Nevada
COUNTY OF Clark

On this 20 day of October, 2022, before me, Notary Public in and for
said state, personally appeared Thomas A. Nickens

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me _____ freely executed the same.

Signature: 

Print Name: Victoria Kyser

Title: Notary Public

My Commission Expires: March 2, 2026

