

**2022-013206**

**Klamath County, Oregon**

11/10/2022 08:26:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Westward Land Holdings, LLC  
1624 Market St. Suite 202-92466  
Denver, CO 80202

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**WARRANTY DEED**

THE GRANTOR(S),

- Richard G. Carle and Sandra M. Carle, 2005 Swingle Rd, Trail, OR 97541,

for and in consideration of: \$7,500.00 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability  
Company, 1624 Market St. Suite 202-92466, Denver CO 80202,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 13, Block 39, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2,  
according to the official plat thereof on file in the office of the County Clerk of Klamath  
County, Oregon.

R464624

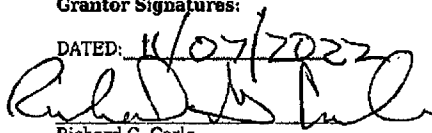
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey 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.

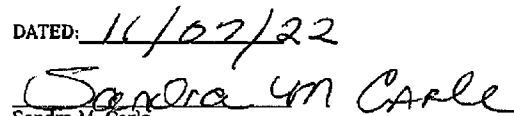
Grantor Signatures:

DATED: 11/07/2022

  
Richard G. Carle  
2005 Swingle Rd, Trail, OR 97541

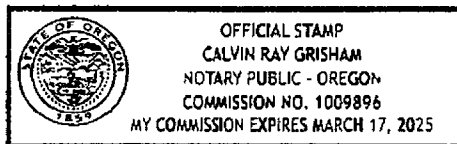
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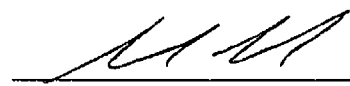
DATED: 11/07/22

  
Sandra M. Carle  
2005 Swingle Rd, Trail, OR 97541

STATE OF Oregon  
COUNTY OF Jackson, ss:

This instrument was acknowledged before me on this 7th day of NOV,  
2022 by Richard G. Carle and Sandra M. Carle.



  
\_\_\_\_\_  
Notary Public  
Signature of person taking  
acknowledgment

RB  
\_\_\_\_\_  
Title (and Rank)

My commission expires 03/17/2025