

2022-013399

Klamath County, Oregon

11/17/2022 08:24:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

The Land Owl

P.O. Box 70

Green River, Wyoming 82935

WARRANTY DEED

THE GRANTOR(S),

- Andrew Vaughan, The Landpost LLC, 622 MCINTIRE RD,
CHARLOTTESVILLE, VA 22902,

for and in consideration of: \$4000 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:

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 30,
LOT 23

237639

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:

11/3/2022

622 MCINTIRE RD, CHARLOTTESVILLE, VA 22902

STATE OF

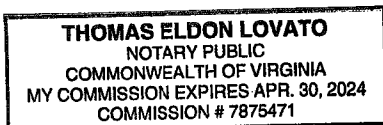
Virginia

COUNTY OF

Alleman

ss:

This instrument was acknowledged before me on this 3rd day of November, 2022 by Andrew Vaughan, The Landpost LLC.



Grantor Signatures:

DATED:

Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires 04/30/2024