

2022-014113

Klamath County, Oregon

12/08/2022 02:46:01 PM

Fee: \$92.00

After recording, return to:

**Shawn Ollison
24260 NW Hansen Rd North
Plains, OR 97133**

**Until a change is requested,
all tax statements should be sent to:**

**Shawn Ollison
24260 NW Hansen Rd North
Plains, OR 97133**

WARRANTY DEED

Under ORS 93.850

The grantor,

**Four Corners Land, LLC
3556 S 5600 W #1-675
Salt Lake City UT 84120**

for the true and actual consideration of \$8,199.00

CONVEYS AND WARRANTS to the grantee,

Shawn Ollison whose address is 24260 NW Hansen Rd, North Plains, OR 97133

**the following described real property, free of encumbrances, except as specifically
set forth herein:**

Nimrod River Park, 4th Addition, Block 27, Lot 36

Parcel ID: 3610-012A0-06000

And commonly known as: 1.51 acres in the county of Klamath, OR

Source of Title:

Being the same property granted to Four Corners Land, LLC from LaRamie Sue Vialpando, Trustee of the Gary and Carrol McQuade Revocable Trust dated April 21, 2009, as described in Doc # 2022-006022 of the records of Klamath County, OR, recorded on 05/11/2022

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

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.

Signature *Granter Yates*
 Print Name *Tanner Yates*
 Capacity *Granter - Managing Member of Four Corner Land, LLC*

Print Name

Capacity

Signature

Print Name

~~Capacity~~

Signature

Print Name

Capacity

STATE OF Utah
COUNTY OF Utah

On this 6th day of December, 2022, before me, Notary Public in and for said state, personally appeared Tanner Yates

Signature: [Signature]
Print Name: Tori Herceg
Title: Notary
My Commission Expires: March 1st 2025

