

2023-000433

Klamath County, Oregon

01/20/2023 03:36:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Henstridge Investment Properties, LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

WARRANTY DEED

THE GRANTOR(S),

- Vivian Michelle Garcia, 6510 S 6th St Unit #97, Klamath Falls, OR 97603,

for and in consideration of: 6908.30 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability
Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie
OR 97222,

the following described real estate, situated in the County of Klamath, State of Oregon:

[properties_legal_description]

[mailing_apn]

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: 1-12-2023



Vivian Michelle Garcia

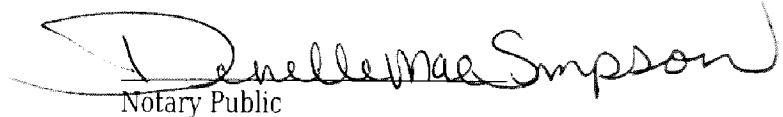
6510 S 6th St Unit #97, Klamath Falls, OR 97603

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 12 day of Jan
2023 by Vivian Michelle Garcia.

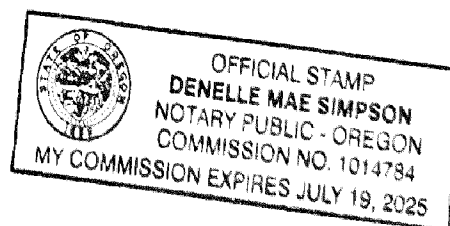


Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires July 19, 2025



APPENDIX A

APN	Legal Description
3511-01A0-05600	OREGON PINES BLK-31 LOT-10
3511-01A0-05500	OREGON PINES BLK-31 LOT-9