

BIO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2023-000534

Klamath County, Oregon



00310925202300005340010016

01/26/2023 11:56:49 AM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

S GARLAND, INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672
Mr. Benjamin Tye Friis
1775 Washburn Way #1009
Klamath Falls, OR 97603

Grantee's Name and Address
Mr. Benjamin Tye Friis
 1775 Washburn Way #1003
 Klamath Falls, OR 97603

~~Mr. Benjamin Tye Friis~~
 (Until requested otherwise, send all tax statements to (Name and Address):
 1775 Washburn Way #1003
 Klamath Falls, Or 97603

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

~~S GARLAND, INC. A NEVADA CORPORATION~~

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

~~Boss Farms LLC, A Oregon LLC~~

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (*legal description of property*):

LOT 3, BLOCK 2, FERGUSON MOUNTAIN PINES

KLAMATH COUNTY, OREGON

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

[illegible]

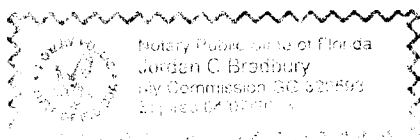
In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Robert E. Tropp, President

STATE OF OREGON, County of Pineellas ss.
 This instrument was acknowledged before me on January 16th 2023
 by Robert Tropp
 This instrument was acknowledged before me on _____
 by _____
 as _____
 of _____



Notary Public for Oregon

My commission expires 4-7-2023