

2023-001414

Klamath County, Oregon

03/01/2023 11:59:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Wildwood Land LLC
1704 N Bell St Unit #432
Fremont, NE 68025

WARRANTY DEED

THE GRANTOR(S),

- Lani Blissard, 4133 PAPU CIR, HONOLULU, HI 96816,

for and in consideration of: 4000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Wildwood Land LLC with a Mailing address of 1704 N Bell St Unit #432 Fremont, NE 68025,

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

Lot 3, Block 9, Oregon Pines, as same is shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.

276347

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: 2/28/23

Lani Blissard

Lani Blissard
4133 PAPU CIR. HONOLULU, HI 96816

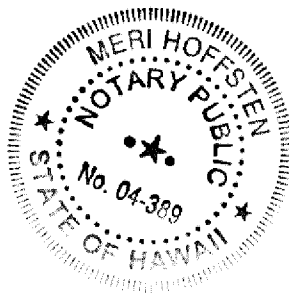
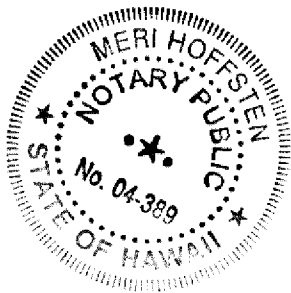
Grantor Signatures:

DATED: _____

STATE OF Hawaii
COUNTY OF Honolulu, ss:

Chy

This instrument was acknowledged before me on this 28 day of February 2023
by Lani Blissard.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Meri Hoffsten
Notary Public 04-389

Title (and Rank) **Meri Hoffsten - Notary Public**
Expires: 05/23/2024

My commission expires _____

Doc Date: 2/28/2023 #Pages 2

Meri Hoffsten First Circuit

Doc Description Warranty Deed

[Signature] 2/28/23
Notary Signature Date

NOTARY CERTIFICATION