

2023-001478

Klamath County, Oregon

03/03/2023 01:58:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Taylormade Investment Properties
3949 Sunnygate Drive
Roanoke, TX 76262

WARRANTY DEED

THE GRANTOR(S),

- Choose Land LLC, a California Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102867 Phoenix, Arizona 85028,

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

- Taylormade Investment Properties, with a mailing address of 3949 Sunnygate Drive Roanoke, TX 76262,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID: R333856

Recorder: Legal Description: SPRAGUE RIVER 1ST ADDITION, BLOCK 15, LOT 14 & 15

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: 03/01/2023

[Signature]

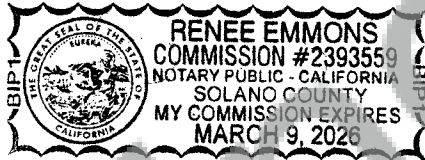
Jason Hoffman, Member, on behalf of
Choose Land LLC
10810 N TATUM BLVD, STE 102867
Phoenix, AZ 85028

STATE OF CA
COUNTY OF Solano, ss:

This instrument was acknowledged before me on this 1 day of March,
2023 by Choose Land LLC.

[Signature]

Notary Public
Signature of person taking
acknowledgment



Notary public
Title (and Rank)

My commission expires 03/09/2026