

Recorded at the Request of:  
EasyLandSell

When Recorded, mail to:

AMERICAN COUNTRY LAND, LLC  
63 VIA PICO PLAZA #544  
SAN CLEMENTE, CA 92672

2023-001579

Klamath County, Oregon

03/08/2023 01:00:01 PM

Fee: \$102.00

Parcel ID R276524

## Warranty Deed

For good and valuable consideration of Two Thousand Four Hundred Dollard and Zero Cents (\$2,400.00), the receipt and sufficiency of which is hereby acknowledged, I, **Ty Richardson** (GRANTOR), do hereby convey to **American Country Land, LLC** (GRANTEE) the following described real property situated in the County of Klamath, State of Oregon:

### Legal Description:

LOT: 19 BLK: 7 SEC: 09 TWN: 35S RNG 11E OREGON PINES

### Parcel ID:

3511-009D0-02900 / R276524

### Reservation from and Exceptions to Conveyance and Warranty:

SUBJEC TO and accepted subject to any and all encumbrances, conditions, restrictions, reservations, easements, and set back lines, if any, relating to the above-described property. Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, except as to the reservations from and exceptions to conveyance and warranty by, through, and under Grantor but not otherwise. When the context requires, singular nouns and pronouns include the plural.

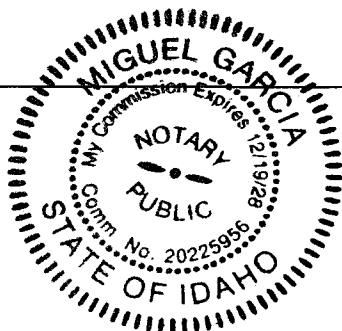
Dated: 02/24/23

Ty Richardson  
Ty Richardson

State of Idaho } ss. Date of Acknowledgement 02/24/23  
County of Bonneville

### Acknowledgement of Ty Richardson

This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.



12/19/28 Miguel Garcia  
Notary Public

My Commission Expires: