

2023-001674

Klamath County, Oregon

03/13/2023 08:27:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Abundant Land Company
500 Westover Dr, #30022
Sanford, NC 27330

WARRANTY DEED

THE GRANTOR(S),

- Gates Ross, 2700 GREEN ISLAND RD, AMERICAN CANYON, CA 94503,

for and in consideration of: \$3000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- The Abundant Land LLC,

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

KLAMATH FOREST ESTATES BLK-13 LOT-22

R-3510-023B0-06000-000

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:

Gates Ross
Gates Ross

2700 GREEN ISLAND RD, AMERICAN CANYON, CA
94503

Grantor Signatures:

DATED:

March 4, 2023
March 4 2023

STATE OF California
COUNTY OF Napa, ss:

This instrument was acknowledged before me on this 4th day of March,
2023 by Gates Ross.

Andon Beaufort

Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires 11/09/2025

A notary public or other officer completing this
certificate verifies only the identity of the indi-
vidual who signed the document to which this
certificate is attached, and not the truthfulness,
accuracy, or validity of that document.