

2023-002062

Klamath County, Oregon

03/27/2023 11:45:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Jeff and Debbie Forkin, husband and wife as tenants by the entirety, 4766 Dakota Rd SE, Salem, OR 97302

WARRANTY DEED

THE GRANTOR(S),

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company,
1624 Market St. Suite 202-92466, Denver CO 80202,

for and in consideration of: \$54,000.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jeff and Debbie Forkin, husband and wife as tenants by the entirety, 4766 Dakota Rd SE, Salem, OR 97302,

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

R391310, R396798, and R391329

PARCEL 1:

Lots 1 and 2 in Block 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

PARCEL 2

Lot 5 in Block 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING therefrom the portion conveyed to the State of Oregon in Deed 2013-009964 Microfilm Records in the Office of the County Clerk, Klamath County, Oregon.

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:

Grantor Signatures:

DATED: 3/23/23

DATED: _____

Jonathan Burnett

Jonathan Burnett
Westward Land Holdings, LLC
1624 Market St. Suite 202-92466
Denver, CO 80202

STATE OF Idaho
COUNTY OF Latah, ss:

This instrument was acknowledged before me on this 23 day of March 2023,
by Jonathan Burnett Westward Land Holdings, LLC.

Lori Kelnhofner

Notary Public
Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires 5-4-2024

