2023-002884

Klamath County, Oregon 04/18/2023 02:14:01 PM

Fee: \$82.00

SPACE RESERVED RECORDER'S USE

RVI PROPERTIES, INC. 63 VIA PICO PLAZA #544 SAN CLEMENTE, CA 92672 Mr. David M. Lanier 6435 195th Ave 's Rome and Address Bonney Lake, WA 98391

Mr. David M. Grantee's Name and Address
After recording return to (Name and Address):
6435 195th Ave E Bonney Lake, WA 98391

Mr. David M. Lanier Until requested otherwise, send all tax statements to (Name and Address):

6435 195th Ave E

Bonney Lake, Wa 98391 WARRANTY DEED KNOW ALL BY THESE PRESENTS that RVI PROPERTIES, INC. A NEVADA CORPORATION hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by David M. Lanier hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining. situated in **KLAMATH** County, State of Oregon, described as follows (legal description of property): LOT 125, BLOCK 31, FOURTH ADDITION TO NIMROD RIVER PARK KLAMATH COUNTY, OREGON KLAMATH COUNTY, OREGON (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE) To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): ... and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. 15900.00 XXXXXXXX The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_ In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals. IN WITNESS WHEREOF, grantor has executed this instrument on signature on behalf of a business or other entity is made with the authority of that entity SIGNATURE ON behalf of a business of other entity is made with the authority BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE THIF 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2010. 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 LEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LCT OR PARCEL, AS DEFINED IN DRS 92 010 OR 215,010 TO VERIFY THE APPROVED USES OF THE LCT 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, SECTIONS 2 TO 7, CHAPTER 85, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 86, OREGON LAWS 2010. Robert E. Tropp, President STATE OF ORTGON, County of Pictures This instrument was acknowledged before me on 04/13/ instrument was acknowledged before me on 64/13/2023

CASEY STINEMAN Commission # HH 274978 Expires June 12, 2026

properties, IN

Notary Public for Tregon My commission expires CS. Jun 12, 2020