

2023-003320

Klamath County, Oregon

05/02/2023 08:26:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Henstridge Investment Properties, LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

WARRANTY DEED

THE GRANTOR(S),
- Ruth Elizabeth Fletcher, 954 MONTGOMERY AVE #7, PENN VALLEY, PA 19072,

for and in consideration of: 1 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

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

NIMROD RIVER PARK 4TH ADDITION BLK-36 LOT-6

3610-012B0-00200

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: 4/19/23

Ruth Elizabeth Fletcher

Ruth Elizabeth Fletcher
954 MONTGOMERY AVE #7, PENN VALLEY, PA
19072

Grantor Signatures:

DATED: n/a

n/a

STATE OF Pennsylvania
COUNTY OF Philadelphia, ss:

This instrument was acknowledged before me on this 19 day of April,
2023 by Ruth Elizabeth Fletcher.

Jordan Brunette

Notary Public

Signature of person taking
acknowledgment

Jordan Brunette, notary public

Title (and Rank)

My commission expires 03/20/2026

Commonwealth of Pennsylvania - Notary Seal
JORDAN BRUNETTE, Notary Public
Philadelphia County
My Commission Expires March 20, 2026
Commission Number 1328396