

2023-003922

Klamath County, Oregon

05/23/2023 03:41:02 PM

Fee: \$92.00

Prepared By

Loon Brook Properties

1624 Market St. Suite

202 Apt. 90306

Denver, CO 80202

After Recording Return and Send Tax Documents To

Alexander O'Donnell

2004 Milan Ave.

South Pasadena, CA 91030

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Loon Brook Properties with Richard S Mostrom acting as the Principal with a principal office address located at 1624 Market St Suite 202 Apt. 90306, Denver, Colorado, 80202

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Alexander O'Donnell, an individual located at 2004 Milan Ave. South Pasadena, CA 91030 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in one or to the following described real estate, situated in Klamath County, Oregon, to-wit:

Lot No. 23, with the Section No. 16, and having the following description: KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #2 BLK-40 Lot 23

APN: 470369

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, 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 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Richard S. Mostrom Date 05/22/2023

Grantor's Signature

Loon Brook Properties

1624 Market St. Suite 202 Apt. 90306

Denver, CO 80202

NOTARY ACKNOWLEDGMENT

State of Virginia)

County of Prince William)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that
Richard S Mostrom whose names are signed to the foregoing instrument, and who
is known to me, acknowledged before me on this day that, being informed of the contents of the
instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of May, 20 23.



(SEAL)

Notary Public

My Commission Expires: 09/30/2026



Notarized online using audio-video communication