

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2023-004247

Klamath County, Oregon

06/05/2023 08:32:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENTS TO:

Phillip and Kellie Wiley

1614 State Route 105

Grayland, WA 98547

WARRANTY DEED

THE GRANTOR(S),

- Ace Land Investments LLC, a Kansas Limited Liability Company with a mailing address of PO Box 23740, Overland Park, KS 66283

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the GRANTEE(S): Phillip and Kellie Wiley, Husband and Wife, Thomas James Wiley, Sophia Marie Wiley, and Samuel Alexander Wiley As Joint Tenants With Right Of Survivorship with a mailing address of 1614 State Route 105, Grayland, WA 98547

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

(legal description): Parcel #1 Lot 46 of Block 18 of Oregon Pines as recorded in Klamath County, Oregon described above.

Tax Parcel Number: 285694


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, 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 ORS92.010 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

GRANTOR SIGNATURES:

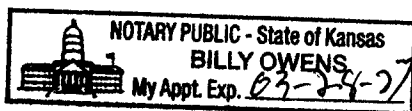
DATED: 6/2/2023



Ace Land Investments LLC
Gregory Metevelis - Owner

STATE OF Kansas, COUNTY OF Johnson, ss

On this 2 day of June, 2023, before me,
Billy Owens, personally appeared Gregory Metevelis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.




Notary Public
Signature of person taking
acknowledgement

My commission expires 03-28-24