

2023-004386

Klamath County, Oregon

06/09/2023 08:24:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

**Plant Your Flag Properties
3080 Veltkamp Rd
Bozeman, MT 59718**

WARRANTY DEED

THE GRANTOR(S),

- **SARAH M HOUSTON, a single female and head trustee of the HOUSTON FAMILY TRUST, with an address of, 2056 W 70TH ST, LOS ANGELES, CA 90047,**

for and in consideration of: \$3,300 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- **Plant Your Flag Properties LLC, a Montana Limited Liability Company with a mailing address of 3080 Veltkamp Rd, Bozeman, MT 59718,
the following described real estate, situated in the County of KLAMATH, State of Oregon:**

OREGON PINES BLK-23 LOT-9

282358

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: 5-26-23

Mrs. Sarah M Houston

Sarah Houston
2056 W 70TH ST, LOS ANGELES, CA 90047

Grantor Signatures:

DATED: _____

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this ____ day of _____, _____ by SARAH M HOUSTON, a single female and head trustee of the HOUSTON FAMILY TRUST, with an address of.

Notary Public See Attached
Date: May 26 2023
Initial: GEM

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On May 26, 2023 before me, Gloria Elizabeth Martinez Notary Public
(insert name and title of the officer)

personally appeared Sarah M. Houston
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

