

2023-004433

Klamath County, Oregon

06/09/2023 03:07:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

ELEVEN24 HOLDINGS LLC, a Missouri Limited Liability Company

8651 Highway N, Suite 100-235

Lake St Louis, MO 63367-4057

WARRANTY DEED

THE GRANTOR(S),

Land Hunter Group, LLC, a UT Limited Liability Company with a mailing address of
104 East 600 South, Ste 869, Heber City UT 84032,

for and in consideration of: \$4500.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S): ELEVEN24 HOLDINGS LLC, a
Missouri Limited Liability Company of 8651 Highway N, Suite 100-235, Lake St Louis, MO
63367-4057, the following described real estate, situated in the County of Klamath, State of
Oregon:

NIMROD RIVER PARK 2ND ADDITION BLK-17 LOT-8


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.

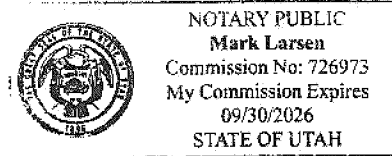
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING
FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY
DESCRIBED IN THIS 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:

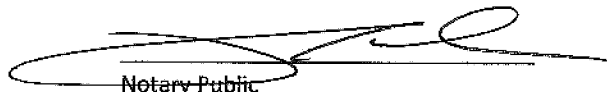
DATED: 6/1/2023


Brian McClatchie, Managing Member
Land Hunter Group, LLC
104 East 600 South, Ste 869
Heber City UT 84032



STATE OF Utah COUNTY
OF Wasatch, ss:

This instrument was acknowledged before me on this 1st day of June, 2023
by Brian McClatchie of Land Hunter Group, LLC.


Notary Public
Signature of person taking acknowledgment

Notary
Title (and Rank)

My commission expires 9/30/2026