

**2023-004556**

**Klamath County, Oregon**

**06/14/2023 11:52:01 AM**

**Fee: \$92.00**

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**MAIL TAX STATEMENT TO:**

WHEN RECORDED RETURN TO:

Ox Holdings LLC

P.O. Box 7001

Saint Paul, MN 55107

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**WARRANTY DEED**

THE GRANTOR(S): - **Brandon Calvin Westcott**, single, of 6474 Jonel Way, Bonita CA 91902

for and in consideration of: \$4110, grants, bargains, sells, conveys and warranties to the

GRANTEE(S): - **Ox Holdings LLC, a Minnesota Limited Liability Company**

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

(legal description): **Lot: 7 Block: 76 District 6K80 Subdivision KLAMATH FALLS FOREST ESTATES HWY 66 PLAT 4**

Tax Parcel Number(s): **384293**

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.

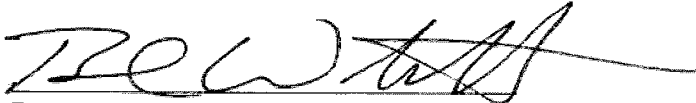
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

DATED: 6/13/23

Grantor Signature(s):



**Brandon Calvin Westcott**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, ss:

On this \_\_\_\_\_ day of \_\_\_\_\_, 2023,

before me, \_\_\_\_\_,

personally **Brandon Calvin Westcott**, single, of 6474 Jonel Way, Bonita CA 91902, 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.

**PLEASE SEE ATTACHED  
CALIFORNIA ACKNOWLEDGEMENT**

**PLEASE SEE ATTACHED  
CALIFORNIA ACKNOWLEDGEMENT**

**Notary Public**

*Signature of person taking acknowledgment*

My commission expires \_\_\_\_\_

## California All-Purpose Acknowledgement

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 San Diego

On Jun 13, 2023 before me, Raymond R. Shafa, Notary Public

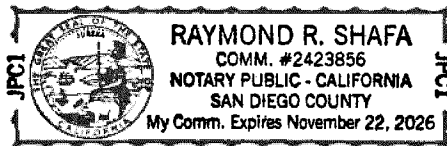
Personally appeared Brandon Calvin Westcott

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), & 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 & correct.

WITNESS my hand & official seal

[Signature]  
Signature of Notary Public



(Seal)

### ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document:

Title or Type of Document: Warranty Deed

Document Date: 06/13/2023 Number of Pages 2