

2023-004827

Klamath County, Oregon

06/23/2023 08:45:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

Justin Hager

4279 Leonard Rd.

Grants Pass OR 97527

WARRANTY DEED

THE GRANTOR(S),

- Frontier Equity Properties, LLC an Arizona Limited Liability Company,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Justin Hager, 4279 Leonard Rd., Grants Pass OR 97527,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID

R-3711-00200-
02500-000

Recorder: Legal Description

The S1/2 of the NE1/4 of the SE1/4 of the NW1/4 of Section 2, Township 37 South, Range 11
East of the Willamette Meridian, Klamath County, Oregon.

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: 6/22/23
Mark Podoisky

Mark Podoisky
Frontier Equity Properties, LLC an Arizona Limited Liability Company
10810 N. Tatum Blvd Ste 102-817

Phoenix, AZ 85028

STATE OF NEVADA

COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 22 day of JUNE 2023 by Grantor.

Lyda Negrillo

Notary Public

Signature of person taking acknowledgment

Notary

Title (and Rank)

My commission expires 10/22/2024

