

2023-005846

Klamath County, Oregon

07/14/2023 10:41:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Galen Paul Bradley

PO. Box 701246

Salt Lake UT 84170

WARRANTY DEED

THE GRANTOR(S),

- Southern Family Lands, LLC, a Florida Limited Liability Company with a mailing address of 5764 N Orange Blossom Trl PMB 96801 Orlando, FL 32810,

for and in consideration of: \$13,999.00 (thirteen thousand nine hundred ninety nine dollars and zero cents) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Galen Paul Bradley, a single male whose mailing address is PO. Box 701246, Salt Lake UT 84170

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

KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO 2 BLOCK 47 LOT 11 and by APNs# R468899

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: 7/13/23

[Signature]

David Denniston - CEO of Southern Family Lands, LLC
5764 N Orange Blossom Trl
PMB 96801
Orlando, FL 32810

STATE OF Minnesota

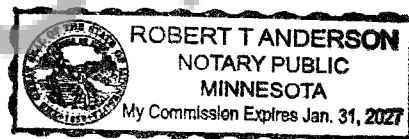
COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 13th day of July, 2023 by David Denniston.

[Signature]

Notary Public

Signature of person taking acknowledgment



Notary Public
Title (and Rank)

My commission expires 1/31/27