

2023-006059

Klamath County, Oregon

07/21/2023 09:32:02 AM

Fee: \$87.00

Return To:



After Recording Return to:

Ken Ledbury

12805 SE 242nd Ave.

Damascus, OR 97089

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE19856

TITLE 597567AM

STATUTORY WARRANTY DEED

Hang Your Hat Properties LLC, a Minnesota Limited Liability Company

herein called grantor, convey(s) and warrant(s) to

Ken Ledbury,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 18, Block 53, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(Account 273064, Map and Taxlot 3510-034A0-02400)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$9,999.00.**

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 7/13/23

Hang Your Hat Properties LLC

By: [Signature]

Joe Schmitt, member

STATE OF Minnesota, County of Ramsey ss.

On July 13th, 2023, personally appeared the above named Joe Schmitt, member of **Hang Your Hat Properties LLC** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Sandeep Shah
Notary Public for Minnesota state
My commission expires: Jan 31, 2026

