

2023-006339

Klamath County, Oregon

07/27/2023 04:07:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Plant Your Flag Properties LLC, a Montana limited liability corporation
3080 Veltkamp Rd
Bozeman, MT 59718

WARRANTY DEED

THE GRANTOR(S),

- Eleven24 Holdings LLC, a Missouri Limited Liability Company, with a mailing address of 8651 Highway N Suite 100-235 Lake St. Louis, MO 63367-4057,

for and in consideration of: 4500 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Plant Your Flag Properties LLC, a Montana limited liability corporation, with a postal mailing address of 3080 Veltkamp Rd Bozeman, MT 59718, the following described real estate, situated in the County of Klamath, State of Oregon: R-

3611-002D0-06700-000

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.

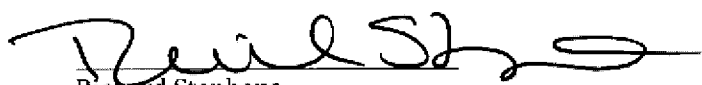
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS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

Grantor Signatures:

DATED:

7/27/2023



Richard Stephens,
Managing Member
Eleven24 Holdings LLC
8651 Highway N Suite 100-235
Lake St. Louis, MO 63367-4057

STATE OF

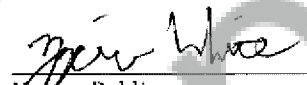
Missouri

COUNTY OF

St. Charles

ss:

This instrument was acknowledged before me on this 27th day of July
2023 by Richard Stephens, Managing Member of Eleven24 Holdings LLC.


Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 11/02/2026

