

**2023-006539**

**Klamath County, Oregon**

**08/02/2023 10:33:02 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
DreamLand Equity LLC  
202 Walton Way Ste 192 PMB 423  
Cedar Park, Texas 78613

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**WARRANTY DEED**

THE GRANTOR(S),  
- CYNTHIA NGUYEN, 5169 CAMINO PLAYA PORTOFINO, SAN DIEGO, CA  
92124,

for and in consideration of: 4300 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- DreamLand Equity LLC, a Texas Limited Liability Company with a  
mailing address of 202 Walton Way Ste 192 PMB 423, Cedar Park, TX  
78613,  
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 2, Block 2, OREGON PINES

R286728

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 7/31/2023

  
Cynthia Nguyen  
5169 CAMINO PLAYA PORTOFINO, SAN DIEGO, CA  
92124

Grantor Signatures:

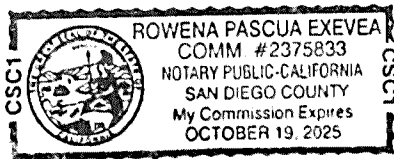
DATED 7/31/2023

CYNTHIA NGUYEN  
(NAME PRINT)

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, ss:

This instrument was acknowledged before me on this 31 day of July 2023  
by CYNTHIA NGUYEN.





Notary Public

Signature of person taking  
acknowledgment

NOTARY PUBLIC

Title (and Rank)

My commission expires 10/19/2025