



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Land Group Management LLC, a Texas Limited
Liability Company
11152 Westheimer Rd. #648
Houston, TX 77042

Until a change is requested all tax statements shall be
sent to the following address:
Land Group Management LLC, a Texas Limited
Liability Company
11152 Westheimer Rd. #648
Houston, TX 77042
File No. 599896AM

STATUTORY WARRANTY DEED

Larry K. Coon and Michelle D. Coon, Trustees or theirs successors in trust under the Larry and Michelle
Coon Living Trust dated May 11, 2006,

Grantor(s), hereby convey and warrant to

Land Group Management LLC, a Texas Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

Beginning at the Northeast corner of Lot 4, Block 16, Klamath Falls Forest Estates Sycan Unit, thence West
along the North line of said Lot 560.00 feet; thence South 850.11 feet; thence East 560.00 feet to the East line
of said lot; thence North 850 feet to the point of beginning of Lot 4, Block 16, Klamath Falls Forest Estates
Sycan Unit, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,783.64.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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, 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 this 9 day of August 2023

Larry and Michelle Coon Living Trust

By: [Signature]
Larry K. Coon, Trustee

By: [Signature]
Michelle D. Coon, Trustee

State of Oregon } ss.
County of Lincoln

On this 9 day of August, 2023, before me, Cindy Morse, a Notary Public in and for said state, personally appeared Larry K. Coon and Michelle D. Coon known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Larry and Michelle Coon Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Dalem, OR
Commission Expires: 5-9-2025

