

2023-006799

Klamath County, Oregon



00318453202300067990020029

08/10/2023 01:02:46 PM

Fee: \$87.00

Unless Otherwise Requested, All
Tax Statements Shall Be Sent To:

Steven Doyle Greene
185 SE Lebleu Ln
Winston Oregon 97496

After Recording, Return to:
Steven Doyle Greene
185 SE Lebleu Ln
Winston Oregon 97496

STATUTORY WARRANTY DEED

RANCH 1775 HOLDINGS LLC, a Wyoming Limited Liability Company, Grantor, conveys to:

STEVEN DOYLE GREENE, Grantee, the following described real property located in Klamath County, Oregon:

Block 22, Lot 1, in Mt. Scott Meadows Subdivision, Tract No. 1027, in the County of Klamath, State of Oregon, as per map recorded in the office of the County Recorder of said County, excepting oil, gas and other mineral and hydrocarbon substances beneath the surface thereof. Said conveyance shall be made subject to all conditions, covenants, restrictions, reservations, easements, rights and rights of way of record or appearing in the recorded map of said tract and specifically the covenants, conditions and restrictions set forth in that certain Declaration of Restrictions recorded in the Official Records of Klamath County, all of which are incorporated herein by reference with the same effect as though said Declaration were fully set forth herein.

For informational purposes only, the tax lot number is R-3107-012A0-08000-000.

The true and actual consideration for this conveyance is: **for valuable consideration.**

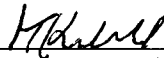
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: **None.**

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 APPROVE USES OF THE LOT OR

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:

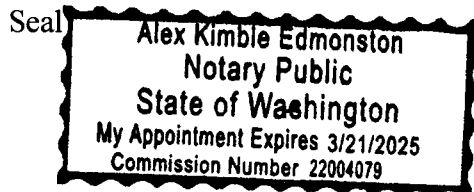
9/16/22

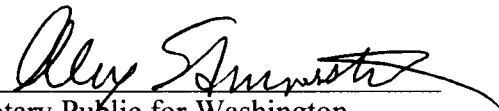

Vernon Kordahl
Manager, Ranch 1775 Holdings LLC

STATE OF WASHINGTON)
) ss
County of King)

On this day personally appeared before me Vernon Kordahl, to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he (she or they) signed the same as his (her or their) free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 16th day of September 2022.




Notary Public for Washington

My Commission Expires: 3/21/2025