

2023-007192

Klamath County, Oregon

08/22/2023 12:35:01 PM

Fee: \$92.00

After recording, return to:

Ken Ledbury
12805 SE 242nd Ave
Damascus, OR 97089

Until a change is requested,
all tax statements should be sent to:

Ken Ledbury
12805 SE 242nd Ave
Damascus, OR 97089

WARRANTY DEED

Under ORS 93.850

The grantor,

Land Sales, LLC, a Florida Limited Liability Company
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Ken Ledbury
12805 SE 242nd Ave
Damascus, OR 97089

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 06, Block 111, Klamath Falls Forest Estates, Highway 66, Plat 4
Klamath County, Oregon

Parcel ID: R-3711-036D0-03500-000

Source of Title:

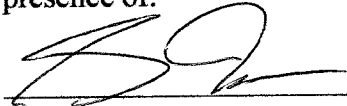
Being the same property conveyed by warranty deed from Geolene L. Showers to Land Sales, LLC, recorded Oct 28th, 2019 in the records of the Klamath County Clerk, Oregon. Doc 2019-012527.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 16th day of August, 2023, in the presence of:



Signature
Scott Thomas - Land Sales, LLC
Print Name
Grantor
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity


Signature
Print Name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Florida
COUNTY OF seminole

On this 12 day of August, 2023, before me, Notary Public in and for said state, personally appeared SCOTT Thomas

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: 
Print Name: Samuel Sartorio
Title: Public Notary
My Commission Expires: 07/16/2027

