

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

AOK Land LLC with a mailing address of 600 North Rocky River Drive, Berea, OH 44017

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**WARRANTY DEED**

THE GRANTOR(S),

- Plant Your Flag Properties LLC, a Montana Limited Liability Company  
with a mailing address of 3080 Veltkamp Rd, Bozeman, MT 59718,

for and in consideration of: \$6,735 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- AOK Land LLC with a mailing address of 600 North Rocky River Drive,  
Berea, OH 44017,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

3513E33C05500

Lot 29, Block 23 Tract 1010, First Addition to Ferguson Mountain Pines, situation in  
Section 33, Township 35 South, Range 13 East of Willamette Meridian Block 23, Lot 29

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: 9-15-23

Lucas Scharmer

Lucas Scharmer  
Plant Your Flag Properties  
3080 Veltkamp Rd  
Bozeman, MT 59718

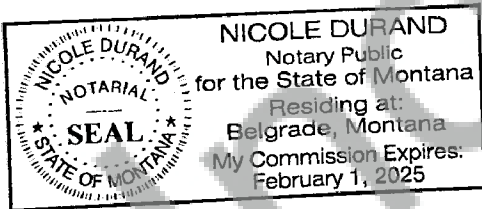
Grantor Signatures:

DATED: \_\_\_\_\_

\_\_\_\_\_

STATE OF Montana  
COUNTY OF Gallatin, ss:

This instrument was acknowledged before me on this 15 day of September,  
2023 by Lucas Scharmer Plant Your Flag Properties.



Nicole Durand

Notary Public  
Signature of person taking  
acknowledgment

Personal Banker

Title (and Rank)

My commission expires 2/1/25