

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Bear Fruit Properties
500 Westover Dr #19615
Sanford, North Carolina 27330

WARRANTY DEED

THE GRANTOR(S),

- James A. Kearns, a Single Man, 9941 NW HWY 47, FOREST GROVE, OR 97116,

for and in consideration of: \$4,750 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company with a mailing address of 6568 Wendell Way, DeForest WI 53532, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 56, Block 8, Sprague River Valley Acres, as per plat recorded in records of said County.

AKA 3612 002A0 01600 000

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

356402 (3612 002A0 01600 000)

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: 10-25-23

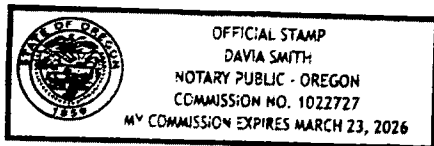
James A. Kearns
James A. Kearns, a Single Man
9941 NW HWY 47, FOREST GROVE, OR 97116

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF Washington ss:

This instrument was acknowledged before me on this 25 day of October, 2023 by James A. Kearns, a Single Man.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Branch Manager US Bank
Title (and Rank)

My commission expires March 23, 2026