

2023-009472

Klamath County, Oregon



00321640202300094720020028

11/02/2023 01:18:19 PM

Fee: \$87.00

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

Troy Brooks
PO Box 342
Bly, OR 97622

After recording return to:

Troy Brooks
PO Box 342
Bly, OR 97622

WARRANTY DEED

Eric Duarte and Nichole Duarte, as tenants by the entirety, Grantors, convey and warrant to Brooks Land, LLC, an Oregon Limited Liability Company, as to an undivided one-half interest, Grantees, the following described real property free of encumbrances except as specifically set forth herein:

Land in Klamath County, Oregon described as follows:

Township 36 South, Range 14 East of the Willamette Meridian;
Section 35: SE1/4SW1/4

SUBJECT TO AND TOGETHER WITH:

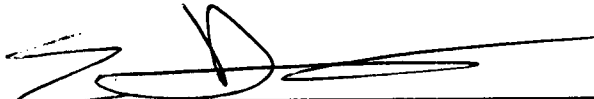
1. All easements or encumbrances of record or otherwise apparent on the property.

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.

The true consideration for this conveyance is: other than monetary consideration

Returned at Counter
Tracey Brooks

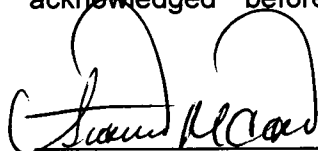
Dated this 23 day of October, 2023.

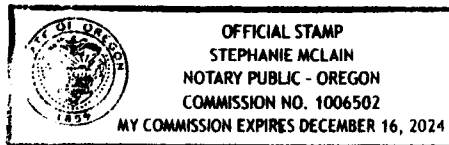

Eric Duarte


Nichole Duarte

State of Oregon)
) ss.
County of LAKE)

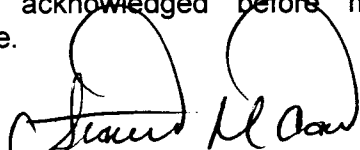
The foregoing instrument was acknowledged before me this 23rd day of October, 2023, by Eric Duarte.


Notary Public for
My commission expires: December 16 2024



State of Oregon)
) ss.
County of LAKE)

The foregoing instrument was acknowledged before me this 23rd day of October, 2023, by Nichole Duarte.


Notary Public for
My commission expires: December 16 2024

