

2024-000180

Klamath County, Oregon

01/08/2024 08:31:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Charles Conroy, Trustee of the CMC Family Holdings Retirement Trust 125 Mango Ln. Freeport, FL 32439

WARRANTY DEED

THE GRANTOR(S),

- Ion Properties, LLC, DBA The Land Owl, a Wyoming Limited Liability Company with a mailing address of PO Box 70, Green River, WY 82935,

for and in consideration of: 100 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Charles Conroy, Trustee of the CMC Family Holdings Retirement Trust 125 Mango Ln. Freeport, FL 32439,

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

237639

OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184, BLOCK 30,
LOT 23

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: 1/4/24

Cody and Jacquelyn Barnhart
The Land Owl
P.O. Box 70
Green River, Wyoming 82935

Grantor Signatures:

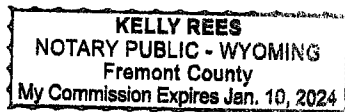
DATED: 1/4/24

Cody & Jacquelyn Barnhart

STATE OF Wyoming
COUNTY OF Fremont, ss:

This instrument was acknowledged before me on this 4 day of January,
2024 by Cody and Jacquelyn Barnhart The Land Owl.

Kelly Rees
Notary Public
Signature of person taking
acknowledgment



Title (and Rank)

My commission expires 1/10/24