

RECORDING COVER SHEET (Please Print or Type) this cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

JUSTIN MAGER
4279 LEONARD RD.
GRANTS PASS, OR 97527

SEND TAX STATEMENTS TO:

JUSTIN MAGER
4279 LEONARD RD.
GRANTS PASS, OR 97527

2024-000513

Klamath County, Oregon

01/19/2024 12:12:02 PM

Fee: \$92.00

THIS SPACE RESERVE
THE COUNTY RECORDER

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

DEED

DIRECT PARTY(S) – (i.e., DEEDS: Seller/Grantor; MORTGAGES: Borrower/Grantor; LIENS: Creditor/Plaintiff)

ORS 205.125(1) (b) and 205.160

FRONTIER EQUITY PROPERTIES, LLC

INDIRECT PARTY(S) – (i.e., DEEDS: Buyer/Grantee; MORTGAGES: Beneficiary/Lender; LIENS: Debtor/Defendant)

ORS 205.125(1) (a) and 205.160

JUSTIN MAGER

TRUE AND ACTUAL CONSIDERATION– (Amount in dollars or other) ORS 93.030(5)

\$ 1.00

JUDGMENT AMOUNT– (obligation imposed by the order or warrant) ORS 205.125(1) (c)

\$ N/A

8) If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244:

"RERECORDED AT THE REQUEST OF FRONTIER EQUITY PROPERTIES, LLC
TO CORRECT WARRANT DEED RECORDED 6/23/2023

PREVIOUSLY RECORDED IN BOOK/PAGE/FEE NUMBER 2023 - 004827

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:
Justin Hager

4279 Leonard Rd.

Grants Pass OR 97527

CORRECTIVE WARRANTY DEED

This corrective warranty deed is made to correct the warranty deed recorded on 06/23/2023 instrument number 2023-004827 in the land records of Klamath County, Oregon. The notary failed to acknowledge who was notarizing the original deed.

THE GRANTOR(S),
- Frontier Equity Properties, LLC an Arizona Limited Liability Company,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Justin Hager, 4279 Leonard Rd., Grants Pass OR 97527, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID
R-3711-00200-02500-000

Recorder: Legal Description
The S1/2 of the NE1/4 of the SE1/4 of the NW1/4 of Section 2, Township 37 South, Range 11 East of the Meridian, Klamath County, Oregon.

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.

^{TL}
Grantor Signatures:

DATED: 1/18/24

Mark Podolsky ^{TL} POA TATE LOCKFIELD
Mark Podolsky

Frontier Equity Properties, LLC an Arizona Limited Liability Company
10810 N. Tatum Blvd Ste 102-817
Phoenix, AZ 85028

STATE OF: NEVADA

COUNTY OF: CLARK

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Mark Podolsky ^{TL} POA TATE LOCKFIELD whose name is signed to the foregoing instrument, and who is known
to me, acknowledged before me on this day that, being informed of the contents of the instrument, they
executed the same voluntarily on the day the same bears date.

Given under my hand this 01/18/2024 (mm/dd/yyyy)

Lyda Negrillo
Notary Public

My Commission Expires: 10/22/2024

