2024-000840

Klamath County, Oregon 02/02/2024 08:55:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO: MAIL TAX STATEMENT TO:

Bear Fruit Properties, LLC 6568 Wendell Way Deforest, WI 53532

WARRANTY DEED

THE GRANTOR(S),

- B. Scott Todd, Manager, STKT Holdings, LLC with a mailing address of 500 Westover Dr. #19844, Sanford, NC 27330,

for and in consideration of: 3813 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:

R-3510-023C0-01000-000

KLAMATH FOREST ESTATES 1ST ADDITION BLK-13 LOT-24

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.

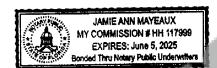
Grantor Signatures:		
DATED:	01/29/2024	

B. Scott Todd, Manager STKT Holdings, LLC 500 Westover Dr #19844 Sanford, NC 27330

STATE OF	FLORIDA	
COUNTY OF	PASCO	, ss

This instrument was acknowledged before me on this 29TH day of January

2024 by B. Scott Todd, Manager



Notary Public
Signature of person taking acknowledgment

<u>Notary Public</u> Title (and Rank)

My commission expires _06/05/2025