

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Plant Your Flag Properties
3080 Veltkamp Rd
Bozeman, MT 59718

WARRANTY DEED

THE GRANTOR(S),
- SHANNON C BAILEY, 56880 SNOWFLAKE RD, CHRISTMAS VALLEY, OR
97641,

for and in consideration of: \$6,800 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Plant Your Flag Properties LLC, a Montana Limited Liability
Company with a mailing address of 3080 Veltkamp Rd, Bozeman, MT
59718,
the following described real estate, situated in the County of Klamath, State of Oregon:

[properties_legal_description]

[mailing_apn]

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: 2.1.24

Shannon Bailey

SHANNON C BAILEY
56880 SNOWFLAKE RD, CHRISTMAS VALLEY, OR
97641

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF Lake, ss:

This instrument was acknowledged before me on this 1st day of February,
2024 by SHANNON C BAILEY.



Colleen R Phillips

Notary Public

Signature of person taking
acknowledgment

Notary

Title (and Rank)

My commission expires July 17, 2027

APPENDIX A

APN	Legal Description
258054	KLAMATH FOREST ESTATES BLK 4 LOT 76
258045	KLAMATH FOREST ESTATES BLK 4 LOT 75