

After recording return to:  
CARYSFORT REEF, LLC  
PO BOX 872590  
VANCOUVER, WA 98687

This space reserved for recorder's use

2024-001076

Klamath County, Oregon

02/12/2024 08:08:01 AM

Fee: \$82.00

Until a change is requested, tax statements shall be sent to the following address:

ROMAN MAGAC  
18341 SE YAMHILL ST  
PORTLAND, OR 97233

## WARRANTY DEED

Carysfort Reef, LLC, a Wyoming Limited Liability Company, residing at 301 Thelma Dr #520, Casper, WY 82609, Grantor, conveys and warrants to Roman Magac, who resides at, 18341 SE Yamhill St, Portland, OR 97233, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, Oregon, to wit:

AKA: 35S 11E 11C 3500

Lot 18 in Block 25, OREGON PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.**

This property is free from encumbrances, except: None.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 \$1.00 and other good and valuable consideration.

Dated this 25<sup>th</sup> day of January, 2024.

S. Seal, as agent, Carysfort Reef, LLC

State of Washington, County of Clallam

This instrument was acknowledged before me on 1/25/2024 by  
S. Seal, as Agent, Carysfort Reef, LLC

Kam Rinker  
My commission expires: 9/24/2024  
Notary Public for the State of WA

