

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

500 Liberty St. SE, Ste 200
Salem, OR 97301

GRANTOR'S NAME:

Thomas Nunn

GRANTEE'S NAME:

Bountiful Journey LLC, an Arizona Limited Liability
Company

AFTER RECORDING RETURN TO:

Order No.: 60222305803-JC

Bountiful Journey LLC, an Arizona Limited Liability
Company
PO Box 1118
Scottsdale, AZ 85252

SEND TAX STATEMENTS TO:

Bountiful Journey LLC, an Arizona Limited Liability
Company
PO Box 1118
Scottsdale, AZ 85252

Tax/Map ID(s): R233900
Bare Lot 13, Block 35 in Tract 1184 - Oregon
Shores, Unit 2, 1st Addition - Sundance Dr.,
Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas Nunn, Grantor, conveys and warrants to **Bountiful Journey LLC, an Arizona Limited Liability Company**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A" for Legal Description

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO THOUSAND FOUR HUNDRED AND NO/100 DOLLARS **(\$2,400.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Fidelity National Title # 60222305803
017135AM

STATUTORY WARRANTY DEED
(continued)

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Feb 12, 2024
x [Signature]
Thomas Nunn

State of TEXAS
County of BEXAR

This instrument was acknowledged before me on 12 February 2024 by Thomas Nunn.

[Signature]
Notary Public - State of TX
My Commission Expires: 03-16-2025

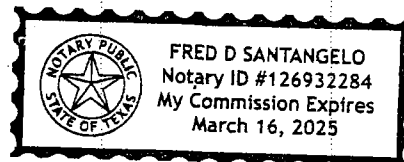


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 13, Block 35, in TRACT 1184 - OREGON SHORES - UNIT 2 - 1ST ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Exhibit "B"

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing

Covenants, conditions, restrictions and easements as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: November 18, 1978

Instrument No.: M78, page 25925

Amended by instrument,

Recorded: April 1, 1996

Instrument No.: M96, page 9087

Re-recorded: May 8, 1996

Instrument No.: M96, page 13083

Amended by instrument,

Recorded: July 14, 1999

Instrument No.: M99, page 28132

Restated Declarations of Restrictions for Oregon Shores Subdivision, Unit 2, Tracts 1113 and 1184, subject to the terms and provisions thereof,
Recorded: July 14, 1999
Instrument No.: M99, page 28132

Restated Declarations of Restrictions for Oregon Shores Subdivision Unit 2, Tracts 1113 and 1184, subject to the terms and provisions thereof,
Recorded: August 4, 2003
Instrument No.: M03, page 55205

Restated Declarations of Restrictions for Oregon Shores Subdivision Unit 2, Tracts 1113 and 1184, subject to the terms and provisions thereof
Recorded: July 6, 2004
Instrument No.: M04, page 43885.

Amended by instrument,
Recorded: June 29, 2006
Instrument No.: M06, page 13239

Association Declaration for Oregon Shores, including the terms and provisions thereof,
Recorded: December 21, 2022
Instrument No.: 2022-014429

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies and assessments of Oregon Shores Recreation Club, Inc. Homeowner's Association.

Amended By-Laws, subject to the terms and provisions thereof, of Oregon Shores Recreational Club
Recorded: August 20, 2004
Instrument No.: M04, page 55422

Amended by instrument,
Recorded: June 29, 2006
Instrument No.: M06, page 13240