



2024-001481  
Klamath County, Oregon  
02/26/2024 01:33:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Freedom Land Solutions, LLC, a Florida Limited  
Liability Company  
424 E. Central Blvd. #182  
Orlando, FL 32887

Until a change is requested all tax statements shall be  
sent to the following address:  
Freedom Land Solutions, LLC, a Florida Limited  
Liability Company  
424 E. Central Blvd. #182  
Orlando, FL 32887  
File No. 609574AM

STATUTORY WARRANTY DEED

Billy W. Barnes, who acquired title as Bill W. Barnes and Janet M. Barnes, as Tenants by the Entirety,  
Grantor(s), hereby convey and warrant to

Freedom Land Solutions, LLC, a Florida Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

Lot 45 in Block 6 of Tract No. 1017, Mountain Lakes Homesites, according to the official plat thereof on file  
in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$20,000.00.  
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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.

Dated this 23 day of Feb, 2024

Billy W. Barnes  
Billy W. Barnes

Janet M. Barnes  
Janet M. Barnes

State of Washington } ss  
County of Cowlitz }

On this 23<sup>rd</sup> day of February, 2024, before me, DOUG HOYER, a Notary Public in and for said state, personally appeared Billy W. Barnes and Janet M. Barnes, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Washington  
Residing at: Vancouver, WA  
Commission Expires: 07/15/26

