

2024-001810

Klamath County, Oregon

03/11/2024 10:37:01 AM

Fee: \$87.00

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

**WARRANTY DEED**

THE GRANTOR(S),

- TERRY BANGS and KENNETH CALLAGHAN , with a mailing address of,  
4129 W TEXAS ST, CARLSBAD, NM 88220,

for and in consideration of: \$3,850 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:

OREGON PINES BLK-25 LOT-4

281885

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: 3-5-2024

Terry Bangs  
Terry Bangs  
4129 W TEXAS ST. CARLSBAD, NM 88220

Grantor Signatures:

DATED: 05 MAR 24

Kenneth Callaghan  
Kenneth Callaghan

STATE OF NM  
COUNTY OF Eddy, ss:

This instrument was acknowledged before me on this 5<sup>th</sup> day of March, 2024,  
by TERRY BANGS and KENNETH CALLAGHAN, with a mailing address of.

Tammy Sue Wells  
Notary Public  
Signature of person taking  
acknowledgment

Account administrator  
Title (and Rank)

My commission expires 10-11-2026

STATE OF NEW MEXICO NOTARY PUBLIC TAMMY SUE WELLS COMMISSION# 1138980 EXP. 10-11-2026
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