

2024-001863

Klamath County, Oregon



00325959202400018630020021

03/12/2024 11:18:09 AM

Fee: \$87.00

After Recording Return to:
Saul Galindo Vargas
1101 Farmington Dr. #206
Vacaville, CA 95687

Until a change is requested all tax statements
Shall be sent to the following address:
Saul Galindo Vargas
1101 Farmington Dr. #206
Vacaville, CA 95687

STATUTORY WARRANTY DEED

Legacy Land Company LLC, a Minnesota Limited Liability Company,

herein called grantor, covey(s) and warrants(s) to

Saul Galindo Vargas,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

**Lot 2, Block 22, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT
NO. 1, according to the official plat thereof on file in the office of the County Clerk of
Klamath County, Oregon.**

(3711-028A0-03500, Code No. 033 Account No. 398019)

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation
and/or drainage; and except any real property taxes due but not yet payable; and will warrant and
defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$9,950.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTERS 885, 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 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, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 3/7/2024

By: [Signature]
Peter Bonahoom, Member, on behalf of
Legacy Land Company LLC

STATE OF MINNESOTA, COUNTY OF Hennepin, ss:

This instrument was acknowledged before me on this 7 day of March, 2024 by Peter Bonahoom, Member, on behalf of Legacy Land Company LLC.



[Signature]
Notary Public
Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 01/31/2027