

2024-002131

Klamath County, Oregon

03/21/2024 08:40:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Virescent Land
2285 Kingsley Ave Suite A #1147
Orange Park, Florida 32073

WARRANTY DEED

THE GRANTOR(S),

- Robert I. Shultz, 3565 N Parker Rd, Golden Valley, AZ 86413,

for and in consideration of: \$8000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Virescent Land, LLC, a Florida Limited Liability Company with a
mailing address of 2285 Kingsley Ave Suite A #1147, Orange Park, FL
32073,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lots 102 & 103, Block 5, Section 15, Township 35 South, Range 11 East, Of
Oregon Pines as Recorded in Klamath County, State of Oregon.

R284365 and R284356

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:

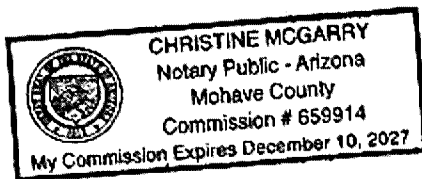
DATED: 3-20-24

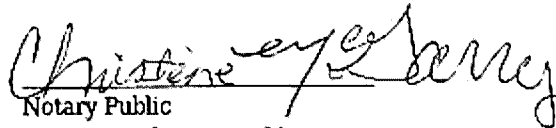


Robert I. Shultz
3565 N Parker Rd,
Golden Valley, AZ 86413

STATE OF Arizona
COUNTY OF Mohave, ss:

This instrument was acknowledged before me on this 20 day of March 2024
by Robert I. Shultz.





Notary Public

Signature of person taking
acknowledgment

UPS Associate

Title (and Rank)

My commission expires 12-10-27