

2024-002543

Klamath County, Oregon

04/04/2024 03:54:01 PM

Fee: \$102.00

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

WADE B CUMMINGS

6510 S. 6TH STREET #106

KLAMATH FALLS, OR 97603

1. Title(s) of the transaction(s) ORS 205.234(1)(a)

GRANT DEED

2. Direct party(ies) / grantor(s) Name(s) ORS 205.234(1)(b)

LANDING PEACE LLC

3. Indirect party(ies) / grantee(s) Name(s) ORS 205.234(1)(b)

WADE B CUMMINGS

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 11,270.00

Other: _____

5. Send tax statements to: ORS 205.234(1)(e)

WADE B CUMMINGS

6510 S. 6TH STREET #106

KLAMATH FALLS, OR 97603

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant: ORS 205.234(1)(f)

\$ _____

8. Previously recorded document reference: 2017-008051

9. If this instrument is being re-recorded complete the following statement: ORS 205.244(2)

"Rerecorded at the request of _____

to correct _____

previously recorded in book _____ and page _____, or as fee number _____."

Print Form

Reset Form

WHEN RECORDED RETURN TO:

WADE B CUMMINGS

6510 S. 6TH STREET #106

KLAMATH FALLS, Oregon, 97603

SEND TAX STATEMENTS TO:

WADE B CUMMINGS

6510 S. 6TH STREET #106

KLAMATH FALLS, Oregon, 97603

GRANT DEED

THE GRANTOR(S),

- LANDING PEACE LLC, JUSTIN ATWOOD, MANAGER,

for and in consideration of: \$11,270.00 grants

to the GRANTEE(S):

- WADE B CUMMINGS, 6510 S. 6TH STREET #106, KLAMATH FALLS, KLAMATH
County, Oregon, 97603,

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

(LEGAL DESCRIPTION):

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4, BLOCK 126, LOT 9

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.

Tax Parcel Number: 3811-002A0-04800

Account ID: 458757

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: 4/4/2024

A handwritten signature in black ink, appearing to read 'J Atwood', is written over a horizontal line.

JUSTIN ATWOOD, MANAGER, on behalf of

LANDING PEACE LLC

1708 AUGUSTA ST, SUITE C #201

GREENVILLE, South Carolina, 29605

STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, ss:

The foregoing instrument was acknowledged before me this 4th day of April, 2024, by JUSTIN ATWOOD, MANAGER, on behalf of LANDING PEACE LLC.

Kelly R. Neal

Notary Public

Signature of person taking acknowledgment

expired: 11-17-2032

