

2024-002837

Klamath County, Oregon

04/15/2024 04:06:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Tryshea Ross and Shakil Ross as husband and wife, 2400 Wilsonville Rd., Fisherville, KY 40023

WARRANTY DEED

THE GRANTOR(S),

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company,
1624 Market St. Suite 202-92466, Denver CO 80202,

for and in consideration of: \$17,499.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Tryshea Ross and Shakil Ross as husband and wife, 2400 Wilsonville Rd.,
Fisherville, KY 40023,

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

R399036

Lot 64 Block 14 Klamath Falls Forest Estates Highway 66 Unit, Plat No.1, as recorded in
Klamath county, Oregon.

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: 4/5/24

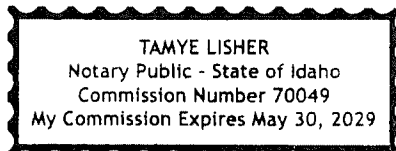
[Signature]
Jonathan Burnett
Westward Land Holdings, LLC
1624 Market St. Suite 202-92466
Denver, CO 80202

Grantor Signatures:

DATED: _____

STATE OF Idaho
COUNTY OF Latah, ss:

This instrument was acknowledged before me on this 5 day of April, 2024
by Jonathan Burnett Westward Land Holdings, LLC.



[Signature]
Notary Public
Signature of person taking
acknowledgment

CSS
Title (and Rank)

My commission expires May 30, 2029