

Return To:



**2024-003250**

Klamath County, Oregon

04/29/2024 01:16:02 PM

Fee: \$87.00

After Recording Return to:  
**Ruben Flores and Mallory Flores**  
**680 Country Rose Lane**  
**Corona, CA 92882**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE21716/632281AM**

### **STATUTORY WARRANTY DEED**

**Land Fast Offers LLC,**

herein called grantor, convey(s) and warrant(s) to

**Ruben Flores and Mallory Flores, as tenants by the entirety,**

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

Lot 18 of Block 41 in Tract 1184, OREGON SHORES UNIT 2 1ST ADDITION, according  
to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**(Tax Account 240616, Map and Taxlot 3507-018AC-06500)**

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 **\$11,000.00**.

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

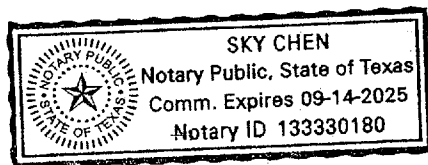
Dated: 4/24/2024

Land Fast Offers LLC

By: Timothy Ebie, Managing Member  
Timothy Ebie, Manager

STATE OF Texas, County of Fort Bend) ss.

On April 24, 2024, personally appeared the above named **Timothy Ebie**, as manager of **Land Fast Offers LLC** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: [Signature]

Notary Public for Texas

My commission expires: 09/14/2025