

2024-003411

Klamath County, Oregon

05/03/2024 08:25:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Jesus Guizar Madrigal and Zulma Guizar
3156 Esplanade Ave
Chico CA 95973

WARRANTY DEED

THE GRANTOR(S),

- Alder Land, LLC, an Oregon Limited Liability Company, with mailing address of 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jesus Emmanuel Guizar Madrigal and Zulma Yadira Guizar, with a mailing address of 3156 Esplanade Ave Chico CA 95973, as community property, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 9, Block 82, Klamath Falls Forest Estates, Highway 66, Plat 4 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.

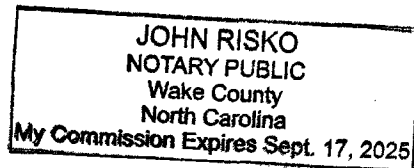
Grantor Signatures:

DATED: May 1, 2024

JDKelly
Jennifer Dalecki Kelly- Manager

STATE OF North Carolina COUNTY
OF Wake, ss:

This instrument was acknowledged before me on this 1 day of May, 2024 by
Jennifer Dalecki Kelly



[Signature]

Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 9/17/2025