

Kats Deed Prep.

Returned at Counter

2024-003509

Klamath County, Oregon



00328011202400035090040042

05/06/2024 02:21:45 PM

Fee: \$97.00

After recording, return to:
William Maxwell Patterson
PO Box 1817
Verdi, NV 89439

Until a change is requested,
all tax statements should be sent to:
William Maxwell Patterson
PO Box 1817
Verdi, NV 89439

WARRANTY DEED

Under ORS 93.850

The grantor,
Charles Matthew Conroy, CEO
Allied Property Partners, LLC, a Florida Limited Liability Company
16400 US Hwy 331 S Ste B2 #237
Freeport, Fl 32439

for the true and actual consideration of \$15,925.00
Fifteen Thousand Nine Hundred Twenty-Five Dollars

CONVEYS AND WARRANTS to the grantee,
William Maxwell Patterson
PO Box 1817
Verdi, NV 89439

the following described real property, free of encumbrances, except as specifically
set forth herein:

See Legal Description Exhibit "A" Attached

Parcel ID: R243873 and R243882

And commonly known as: APN: 3507-018DC-06100 and 3507-018DC-06200

Source of Title:

Being the same property conveyed by Warranty Deed recorded on February 12, 2024 from Ion Properties, LLC, DBA The Land Owl, a Wyoming Limited Liability Company to Allied Property Partners LLC, a Florida Limited Liability Company in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 30 day of April, 2024, in the presence of:



Signature

Charles Matthew Conroy

Print Name

CEO /Allied Property Partners, LLC

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF FL

COUNTY OF WALTON

On this 30 day of April, 2024, before me, Notary Public in and for said state, personally appeared CHARLES MATTHEW CONROY

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me ✓ freely executed the same.

Signature: 

Print Name: _____

Title: _____

My Commission Expires: _____

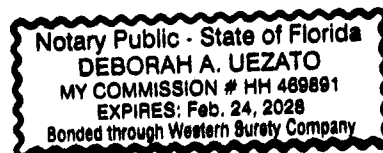


Exhibit A

Parcel 1:

Lot 41 in Block 20 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3507-018DC-06100

Parcel 2:

Lot 40 in Block 20 of TRACT 1113, OREGON SHORES UNIT 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN 3507-018DC-06200