

2024-003783

Klamath County, Oregon



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05/14/2024 03:34:25 PM

Fee: \$92.00

Recording Requested By:
Kevin L. Ball
578 Franklin Avenue
Kuna, Idaho 83634

When Recorded Mail Document
And Tax Statements To:
RWB Land LLC
711 Medford Center #108
Medford, Oregon 97504

Returned at Counter

Warranty Deed

APN: 340919

Previous Doc. Number: 2019-006092
2018-010109

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **KEVIN L. BALL** (Grantor), whose address is 578 Franklin Avenue, Kuna, Idaho 83634, does hereby convey to **RWB LAND LLC** (Grantee), an Oregon Limited Liability Company, whose address is 711 Medford Center #108, Medford, Oregon 97504, the following described real property situated in the County of Klamath, State of Oregon:

Description of real property: Lot 2 in Block 70, Fifth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: 340919

MapTaxLot: 3611-003B0-02700-000

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

And the Grantor binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true consideration for this conveyance is \$4,400.00. (Here comply with the requirements of ORS 93.030)

APN: 340919

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signature Page to Follow

APN: 340919

DATED: 5-8-2024

BY: *Kevin L. Ball*
KEVIN L. BALL

STATE OF IDAHO)
) ss.

COUNTY OF ADA)

On MAY 8 2024, before me, the undersigned Notary Public, personally appeared **KEVIN L. BALL**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 12/26/24

Kathleen R Vawser
Notary Public

