

2024-003970

Klamath County, Oregon



00328577202400039700030035

05/20/2024 02:12:12 PM

Fee: \$92.00

After recording, return to:
R. Irene Flack, Esq.
Flack Law, PC
50 Santa Rosa Ave, Ste. 400
Santa Rosa CA 95404

Until a change is requested,
All tax statements shall be sent to:
Teresa Parker
51 E Street
Santa Rosa CA 95404

SPACE ABOVE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

(ORS 93.850)

Teresa K. Parker, who took title as Teresa K. Sandberg ("Grantor"), conveys and warrants to

Land No Sea Property LLC, a California limited liability company ("Grantee"), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Southeasterly 1/2 of Lots 43 and all of Lot 44, Block 18 Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$0.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

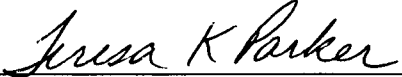
2023-2024 Real Property Taxes, a lien not yet due and payable.

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

DATED: April 19, 2024

Grantor:



Teresa K. Parker

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

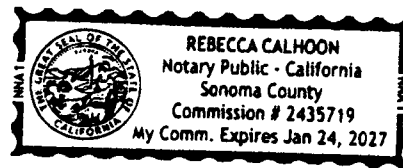
On 4/19/2024 before me, REBECCA CALHOON, NOTARY PUBLIC, personally appeared Teresa Kay Parker, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal,

Rebecca Calhoon
Signature of Notary Public

(Notary Seal)



This certificate is attached to Page 2 of 2 of Statutory Warranty Deed between Teresa K. Parker, who took title as Teresa K. Sandberg, and Land No Sea Property LLC, a California limited liability company, dated April 19, 2024.
