

**2024-004082**

**Klamath County, Oregon**



00328717202400040820030039

05/23/2024 01:27:53 PM

Fee: \$92.00

After recording, return to:  
Scott W. Marks  
3550 S. Kendall St Bldg 2, Apt 102  
Denver, CO 80235

Until a change is requested,  
all tax statements should be sent to:  
Scott W. Marks  
3550 S. Kendall St Bldg 2, Apt 102  
Denver, CO 80235

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Oceanwide Enterprises LLC, a Texas Limited Liability Company  
2442 S. Collins St, Ste 108  
Arlington, TX 76014

for the true and actual consideration of \$10,000.00  
Ten Thousand Dollars

CONVEYS AND WARRANTS to the grantee,  
Scott W. Marks  
3550 S. Kendall St Bldg 2, Apt 102  
Denver, CO 80235

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

Lot 12, Block 10, KLAMATH FOREST ESTATES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: R260997

And commonly known as: APN 3510-015D0-03100 / Vacant Land

Source of Title:

Being the same property conveyed by Warranty Deed from David VanGinhoven to Oceanwide Enterprises, LLC recorded on November 24,2021 as Instrument number 2021-017619 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  
presence of:

day of May 16, 2024, in the

[Signature]

Signature

Cleopatra Adelodun

Print Name

CEO / Oceanwide Enterprises 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

Texas

COUNTY OF

Tarrant

On this 16<sup>th</sup> day of May, 2024, before me, Notary Public in and for  
said state, personally appeared Cleopatra Adelodun

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

Signature:

[Signature]

Print Name

Abiodun Kayode Akinfenwa

Title:

Notary Public

My Commission Expires:

May 28, 2024

