

2024-004597

Klamath County, Oregon

06/07/2024 08:51:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
AWH Holdings LLC
30 N Gould St #35478
Sheridan, Wyoming 82801

WARRANTY DEED

THE GRANTOR(S),

- John J Luksic, 8755 CARTER RD #49, FREELAND, MI 48623,

for and in consideration of: 6000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- AWH Holdings LLC, a Wyoming Limited Liability Company with a
mailing address of 30 N Gould St #35478 Sheridan WY 82801,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

LOT 5, BLOCK 76, SEVENTH ADDITION TO NIMROD RIVER PARK

R349331

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:

John J Luksic

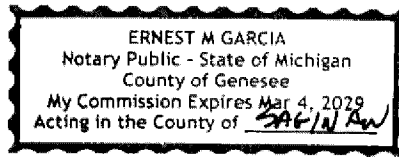
8755 CARTER RD #49, FREELAND, MI 48623

Grantor Signatures:

DATED:

STATE OF MICHIGAN
COUNTY OF SAGINAW, ss:

This instrument was acknowledged before me on this 28th day of MAY, 2024 by John J Luksic.



[Signature]

Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 03/04/2029