

2024-004631

Klamath County, Oregon

06/07/2024 04:05:02 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mountain West Ventures LLC., a Nevada Limited  
Liability Company

P.O. Box 400832

Las Vegas, NV 89140

Until a change is requested all tax statements shall be sent to the following address:

Mountain West Ventures LLC., a Nevada Limited  
Liability Company

P.O. Box 400832

Las Vegas, NV 89140

File No. 634372AM

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**STATUTORY WARRANTY DEED**

**Glenn Douglas Kaberline and Karen Marie Kaberline,**

Grantor(s), hereby convey and warrant to

**Mountain West Ventures LLC., a Nevada Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lot 18 in Block 59 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$5,775.00.**

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:

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

Dated this 29 day of May, 2024.

Glenn Douglas Kaberline  
Glenn Douglas Kaberline

Karen Marie Kaberline  
Karen Marie Kaberline

State of Oregon } ss  
County of Jackson }

On this 29th day of May, 2024, before me, Jean Ann Backus a Notary Public in and for said state, personally appeared Glenn Douglas Kaberline and Karen Marie Kaberline, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

See Attached  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**Acknowledgment in an Individual Capacity**

State of OREGON

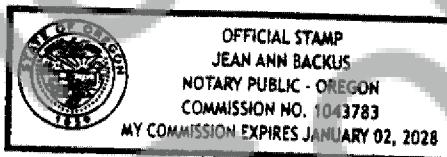
County of Jackson

This record was acknowledged before me on (date) May 29, 20 24 by

(name(s)) of individual(s) Glenn Douglas Kaberline and Karen Marie Kaberline

Jean Ann Backus  
Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page 2 of a Statutory Warranty Deed (title or type of document), dated No Date, 20  , consisting of 2 pages.