

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

WARRANTY DEED

THE GRANTOR(S),
- SHAUN R. BLACK AND STEPHANIE BLACK, 14 LA BUENA VIDA LN,
YERINGTON, NV 89447,

for and in consideration of: \$4,000.00 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 IN BLOCK 64 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT
NO. 3 LESS AND EXCEPT THAT PORTION DEED TO THE STATE OF OREGON, BY AND
THROUGH ITS DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED
FEBRUARY 22ND, 2013 IN 2013-001977

R401149

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: 06/10/2024

Shaun R. Black

SHAUN R. BLACK

14 LA BUENA VIDA LN, YERINGTON, NV 89447

Grantor Signatures:

DATED: 06/10/2024

Stephanie Black

STEPHANIE BLACK

14 LA BUENA VIDA LN, YERINGTON, NV 89447

STATE OF North Dakota
COUNTY OF Burke, ss:

This instrument was acknowledged before me on this 10th day of June, ~~2024~~ by SHAUN R. BLACK AND STEPHANIE BLACK.

Gabby Nelson

Notary Public

Signature of person taking acknowledgment

GABBY NELSON
Notary Public
State of North Dakota
My Commission Expires Dec 5, 2027

Title (and Rank)

My commission expires 12/5/2027