Klamath County, Oregon 06/10/2024 11:53:02 AM

Fee: \$87.00



After recording return to: Linkville Homes LLC 1916 Vine Ave. Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Linkville Homes LLC 1916 Vine Ave. Klamath Falls, OR 97601

File No.: 7161-4147124 (SA) Date: March 15, 2024

THIS SPACE RESERVED FOR RECORDER'S USE			

STATUTORY WARRANTY DEED

Klamath County, a subdivision of the State of Oregon, Grantor, conveys and warrants to **Linkville Homes LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 5 in Block 300, DARROW ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$279,000.00**. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed - continued

APN: **615025**

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 $\frac{10\text{th}}{}$ day of $\frac{\text{Jur}}{}$	1 0	, 20 <u>²⁴</u> .	
Klamath County, a subdivision Oregon	n of the State of		
By: Rick Vaughn Name: Rick Vaughn Title: Manager			
STATE OF Texas County of Brazoria))ss.)		
This instrument was acknowled by Rick Vaughn as Manager of			, 20 ²⁴

Marie Ward

ID NUMBER
132223949

COMMISSION EXPIRES
October 24, 2027

Notary Public for Texas

Marie Ward

My commission expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

File No.: **7161-4147124 (SA)**

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