

GRANT DEED

This grant deed is made the 6th day of June, in the year 2024.

2024-004700

Klamath County, Oregon



00329433202400047000010013

06/11/2024 11:55:01 AM

Fee: \$82.00

The GRANTOR: Government Land Sales
(return to) PO Box 191051
Boise, ID 83719

Conveys to:

The GRANTEES: Shasta Ann Branch
(mail tax statements to) 3152 River Meadow Circle
Canton, MI 48188

For the consideration of \$14,500.00 (fourteen thousand five hundred), the following described real estate situated in the county of Klamath, in the state of Oregon:

LEGAL DESCRIPTION: Nimrod River Park 2nd Addition Block 13 Lot 14

Property ID: 351327 **Map Tax Lot:** 3611-011A0-01400

According to the plat thereof filed in the Office of the County Clerk of Klamath County, Oregon.

The GRANTOR remises, and releases, to the GRANTEES any and all interest in the real property outlined above.

To have and to hold, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging to such property, or in anywise appertaining, and the rents, issues, and profits of such property to GRANTEES, and GRANTEES' heirs and assigns forever.

Todd VanDehey
President - Government Land Sales

State of Idaho }
 } ss.
County of Ada }

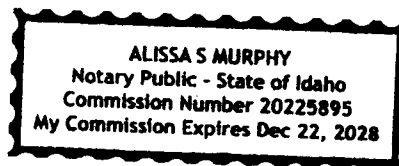
I hereby certify that on this day personally appeared before me Todd VanDehey, President of Government Land Sales Inc., the GRANTOR, known to be the individual described in and who executed the foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6 day of June, 2024.

Commission expires (mo./day) December 22, (yr.) 2028.

Alissa S Murphy
Name

[Signature]
Signature



To be included per Oregon State Law:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.