



2024-004961
Klamath County, Oregon
06/20/2024 09:11:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jesse Breon and Sabin J. Johnson

182 E. Grove Ave.

Gervais, OR 97026

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

Jesse Breon and Sabin J. Johnson

182 E. Grove Ave.

Gervais, OR 97026

File No. 637873AM

STATUTORY WARRANTY DEED

Land Group Management LLC, a Texas Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jesse Breon and Sabin J. Johnson, with right of survivorship,

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:

Beginning at the Northeast corner of Lot 4, Block 16, Klamath Falls Forest Estates Sycan Unit, thence West along the North line of said Lot 560.00 feet; thence South 850.11 feet; thence East 560.00 feet to the East line of said lot; thence North 850 feet to the point of beginning of Lot 4, Block 16, Klamath Falls Forest Estates Sycan Unit, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$9,000.00.

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:

Real property taxes due, if any, but not yet payable

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 17th day of JUNE, 2024.

Land Group Management LLC, a Texas Limited Liability Company

Ellis Jeff
Ellis Jeff, Managing Member

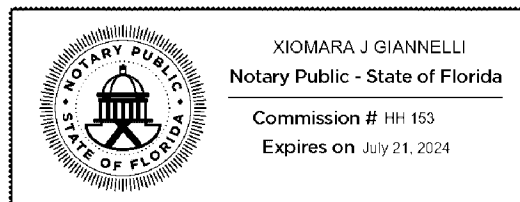
State of Florida } ss
County of Seminole County }

On this 17th day of June, 2024, before me, Xiomara J Giannelli a Notary Public in and for said state, personally appeared Ellis Jeff known or identified to me to be the Managing Member in the Limited Liability Company known as Land Group Management LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

X Giannelli
Notary Public for the State of Florida
Residing at: Seminole County
Commission Expires: 07/21/2024

Type of Identification produced: Texas Driver License



Notarized remotely online using communication technology via Proof.