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Recordation Requested By/Return to:
STEWART TITLE GUARANTY COMPANY
1900 SOUTH STATE COLLEGE BLVD. SUITE 200
ANAHEIM, CA 92806
File No. NSWREF24677320

Send Tax Notices to:
JANIS VANAGS
29866 CAROL AVE
EUGENE, OR 97402

WARRANTY DEED

THIS DEED executed this 27th day of JUNE, 2024, for consideration in the amount of Ten and 00/100 Dollars (\$10.00), receipt of which is hereby acknowledged, I (we) **Good Faith Management, LLC, an Oregon Limited Liability Company**, hereby conveys and warrants to **Janis Vanags**, the following described real property in KLAMATH County, State of Oregon, free of encumbrances except as specifically set forth herein, to wit:

Lot 2 in Block 16 of Fairview Addition No. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

APN: R301569

Property Address: 1336 LAKEVIEW AVENUE, KLAMATH FALLS, OR 97601

The true and actual consideration for this transfer is: \$ 10.00

This instrument was prepared without the benefit of a title examination.

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

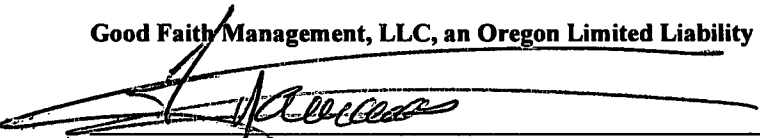
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

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: JUNE 27, 2024.

Good Faith Management, LLC, an Oregon Limited Liability Company.


By: Blue Mountain Charitable Remainder Living Trust, an Oregon LLC, Member
By: Janis Vanags, Trustee

STATE OF OREGON)
) SS.
COUNTY OF LANE)

This instrument was acknowledged before me on 27 JUNE 2024 by Janis Vanags, Trustee of Blue Mountain Charitable Remainder Living Trust, member of Good Faith Management, LLC, an Oregon Limited Liability Company.

Dated: 27 JUNE 2024

(Seal/Stamp)




Notary Public

My Appointment Expires: 07/24/2027

Dated: June 27th, 2024.

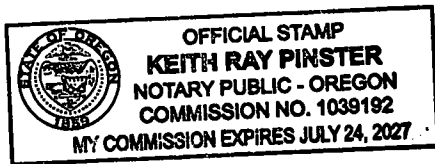
Good Faith Management, LLC, an Oregon Limited Liability Company.


By: Full Service Tree & Landscape Maintenance, Inc., an Oregon LLC, Member
By: Janis Vanags, Member

STATE OF OREGON)
COUNTY OF LANE) SS.

This instrument was acknowledged before me on 27 JUNE 2024 by Janis Vanags, Member of Full Service Tree & Landscape Maintenance, Inc., member of Good Faith Management, LLC, an Oregon Limited Liability Company.

(Seal/Stamp)



Dated: 27 JUNE 2024


Notary Public

My Appointment Expires: 07/24/2027

This Instrument Prepared By:
THOMAS ALLGOOD OR Bar No. 226788
o/b/o BC LAW FIRM, P.A.
1521 CONCORD PIKE SUITE 301
WILMINGTON, DE 19803