



2024-006302
Klamath County, Oregon
07/19/2024 11:58:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Carpenter

5907 Alva Ave.

Klamath Falls, OR 97603

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

William Carpenter

5907 Alva Ave.

Klamath Falls, OR 97603

File No. 637361AM

STATUTORY WARRANTY DEED

StewK5, LLC, an Arizona Limited Liability Company ,

Grantor(s), hereby convey and warrant to

William Carpenter,

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:

Parcel 1 in Land Partition 17-18 being a Replat of Parcel "A" of "Major Land Partition No. 80-28" situated in the SW1/4 SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian Klamath County, Oregon recorded June 30, 2020 in Instrument 2020-007991, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$330,000.00.

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 15th day of July, 2024

StewK5, LLC, an Arizona Limited Liability Company

By: [Signature]
Korey Stewart, Member

State of AZ } ss
County of Maricopa }

On this 15th day of July, 2024, before me, Adriana Tirado a Notary Public in and for said state, personally appeared Korey Stewart known or identified to me to be the Member in the Limited Liability Company known as StewK5, LLC, an Arizona Limited Liability Company 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.

[Signature]
Notary Public for the State of AZ
Residing at: 2913 N Power Rd #105 Mesa AZ 85215
Commission Expires: 6/26/2025

