

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
AWH Holdings LLC
30 N Gould St #35478
Sheridan, Wyoming 82801

WARRANTY DEED

THE GRANTOR(S),

- Mia Alexandra Kuzens, 4310 Houston Drive Reno, NV 89502,

for and in consideration of: \$3750.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- AWH Holdings LLC, a Wyoming Limited Liability Company with a mailing address of 30 N Gould St #35478 Sheridan WY 82801, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Block 70, Lot 41, of the 5th Addition of NIMROD RIVER PARK, as shown on map in official records of Klamath County, Oregon.

R342365

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 7/29/2024

Mia Kuzens

Mia Alexandra Kuzens
4310 Houston Drive Reno, NV 89502

Grantor Signatures:

DATED: _____

STATE OF Nevada
COUNTY OF Carson, ss:

This instrument was acknowledged before me on this 29 day of July, 2024 by Mia Alexandra Kuzens.



Kolleen Miller
Title (and Rank)

My commission expires May 8 2027