

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Jason Cloy Orton and Kaden Lane Orton, with rights of survivorship and a mailing address of 286 Southwest C St APT 3, Madras, OR 97741

WARRANTY DEED

THE GRANTOR(S),

- Plant Your Flag Properties LLC, a Montana Limited Liability Company with a mailing address of 3080 Veltkamp Rd, Bozeman, MT 59718,

for and in consideration of: \$5,500 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jason Cloy Orton and Kaden Lane Orton, with rights of survivorship and a mailing address of 286 Southwest C St APT 3, Madras, OR 97741, the following described real estate, situated in the County of KLAMATH, State of Oregon:

292123

Section: 17 Township: 35S Range: 12E TRACT N2SW4NW4SE4

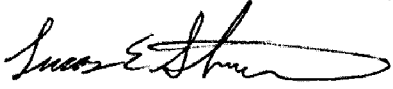
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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



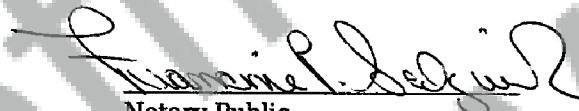
Lucas Scharmer
Plant Your Flag Properties
3080 Veltkamp Rd
Bozeman, MT 59718

Grantor Signatures:

DATED: _____

STATE OF MONTANA
COUNTY OF Collatin, ss:

This instrument was acknowledged before me on this 29 day of July,
24 by Lucas Scharmer Plant Your Flag Properties.



Notary Public
Signature of person taking
acknowledgment

NOTARY
Title (and Rank)

My commission expires 4-1-2028

