

2024-007018

Klamath County, Oregon

08/13/2024 11:30:02 AM

Fee: \$87.00

**WHEN RECORDED MAIL ALL
DOCUMENTS INCLUDING DEED AND TAXES TO**

**Blake Ronald Tanner
3260 Fountain Falls Way, Unit 1036
N. Las Vegas, Nv 89032-2227**

WARRANTY DEED

For good and valuable consideration of Five Thousand Nine Hundred Ninety-Seven Dollars and Zero Cents (\$5,997.00), the receipt and sufficiency of which is hereby acknowledged, I, Liberty Land Group, LLC (GRANTOR), do hereby convey to Blake Ronald Tanner (GRANTEE) the following described real property situated in the County of Klamath, State of Oregon:

Parcel ID

R292203

Recorder: Legal Description

TWP 35 RNGE 12, BLOCK SEC 17, TRACT N2SW4SW4SW4, ACRES
5.00

Reservations from and Exceptions to Conveyance and Warranty:

SUBJECT TO and accepted subject to any and all encumbrances, conditions, restrictions, reservations, easements, and set back lines, if any, relating to the above-described property. Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging to Grantor, except as to the reservations from and exceptions to conveyance and warranty by, through, and under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

Pertaining to the sale of APN R292203

Dated: August 8, 2024

Signature: Elizabeth Piatt, Member
Liberty Land Group, LLC
Elizabeth Piatt, Member
3284 Crosspark Road Suite C #135
Coralville, IA 52241-3217

Acknowledgment of Individual

STATE OF IOWA

COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me this August 8, 2024 (date), by

Elizabeth Piatt, who is personally known to me or who has produced

AZ Driver License (type of identification) as identification.

Todd Parker
Notary Public Signature

Notary Public
Printed Name: Todd Parker

My Commission Expires: 01-14-2027

