

**2024-007447**

**Klamath County, Oregon**



00332753202400074470030038

08/26/2024 02:43:42 PM

Fee: \$92.00

Returned at Counter

After recording, return to:  
Epic Lawn Salon LLC, an Oregon  
Limited Liability Company  
923 E. Main St. #1  
Klamath Falls, OR 97601

Until a change is requested,  
all tax statements should be sent to:  
Epic Lawn Salon LLC, an Oregon  
Limited Liability Company  
923 E. Main St. #1  
Klamath Falls, OR 97601

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Red is the Road to Wellness, A Domestic Nonprofit Corporation  
276 Rickenbacker Ave  
Klamath Falls, OR 97601

for the true and actual consideration of \$77,000.00

Seventy -Seven Thousand Dollars

CONVEYS AND WARRANTS to the grantee,  
Epic Lawn Salon LLC, an Oregon Limited Liability Company  
923 E. Main St. #1  
Klamath Falls, OR 97601

the following described real property, free of encumbrances, except as specifically  
set forth herein:

The East 73.5 feet of the South 20 feet of Lot 81 and the East 73.5 feet of Lot 82,  
CASITAS, according to the official plat thereof on file in the office of the County  
Clerk of Klamath County, Oregon.

Parcel ID: 3909-010CD-06700

And commonly known as: 4334 Austin St. Klamath Falls, OR 97603

Source of Title:

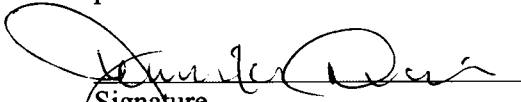
The same property being conveyed by Statutory Warranty Deed from Nanette C. Loverde to Red is the Road to Wellness, a Domestic Nonprofit Corporation recorded on November 15, 2021 in the office of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 14 day of August , 2024 , in the presence of:



Signature

Jennifer K. Davie

Print Name

Executive Director

Capacity Red is the Road to Wellness  
A Domestic Nonprofit Corporation

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Oregon

COUNTY OF Klamath

On this 14 day of August, 2024, before me, Notary Public in and for said state, personally appeared Jennifer K. Davie as Executive Director of Red is the Road to Wellness, A Domestic Nonprofit Corporation, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Signature: 

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

