

2024-008352

Klamath County, Oregon

09/24/2024 01:11:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Briscoe Land Ventures, Inc.
336 East University Parkway #1160
Orem, Utah 84058

WARRANTY DEED

THE GRANTOR(S),

- Sarah Holton, PO Box 51, Klamath Falls, OR 97601,

for and in consideration of: \$3,500.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Briscoe Land Ventures, Inc., a Utah corporation with a mailing
address of 336 East University Pkwy #1160 Orem, UT 84058.,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 16 Block 18

Tract No. 1010 First Edition to Ferguson Mountain Pines

R297743

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:

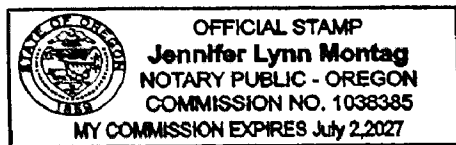
DATED: 9-20-2024

Sarah Holton

Sarah Holton
PO Box 51, Klamath Falls, OR 97601

STATE OF Oregon
COUNTY OF Klamath, ss:

This instrument was acknowledged before me on this 20 day of September, 2024 by Sarah Holton.



Jennifer Lynn Montag
Notary Public
Signature of person taking
acknowledgment

Branch Manager
Title (and Rank)

My commission expires July 2, 2027