

2024-008481

Klamath County, Oregon



00334010202400084810020024

09/27/2024 04:21:50 PM

Fee: \$87.00

Send future tax statements and

**WHEN RECORDED**

**MAIL TO:**

Venture Launch LLC  
780 S. A St.  
Washougal, WA 98671

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**LIMITED WARRANTY DEED**

THE GRANTOR, **Oceanside Surf and SUP LLC**, a Oregon limited liability company, with a tax mailing address of PO Box #155, Oceanside, OR 97134, for and in consideration of Ten Dollars (\$10.00) grants, bargains, sells, conveys and warrants to the GRANTEE, **Venture Launch LLC**, having a tax mailing address of 780 S. A St., Washougal, WA 98671, the following described real estate situated in the County of Klamath, State of Oregon.

Lot 863, of Running Y Resort Phase 11, First Addition, as shown on the map thereof as recorded in the official Records, Klamath, Oregon.

Property ID: 889141  
Map/ Tax Lot: 3808-004D0-05400

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, Conditions, restrictions, right 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.

The subject real property is not the Homestead of Grantor.

Being the same property as that conveyed under Document Number 2021-011222, Clerks Office, Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THE INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

EXECUTED THIS 9<sup>th</sup> DAY OF September 2024

Oceanside Surf and SUP LLC, a Oregon limited  
Liability company

By: [Signature]  
Corey Shields, Owner

STATE OF ~~Oregon~~ WASHINGTON  
COUNTY OF ~~Fillamook~~ CLARK SS

Sworn to, subscribed and acknowledged before me this 9<sup>th</sup> day of  
September, 2024, by Corey Shields, by  
means of physical presence or online notarization, who is personally know to me or who  
has produced UTAH DR. LICENSE as identification.

JASKARAN SINGH  
NOTARY PUBLIC #23004126  
STATE OF WASHINGTON  
MY COMMISSION EXPIRES  
01-29-27

[Signature]  
NOTARY PUBLIC