

**2024-008916**

**Klamath County, Oregon**

**10/11/2024 02:04:01 PM**

**Fee: \$87.00**

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

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**WARRANTY DEED**

THE GRANTOR(S),

- Richard A. Hebert and Kay Page Hebert, Trustees of the Hebert Family  
Trust, dated April 29, 2009, 6756 S Clermont St, Centennial, CO 80122,

for and in consideration of: \$4,500.00 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 2 in Block 20 of Track No. 1010, First Addition to Ferguson Mountain Pines, according  
to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon

R298564

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: 10/7/2024

Richard A. Hebert  
Richard A. Hebert, Trustee  
6756 S Clermont St, Centennial, CO 80122

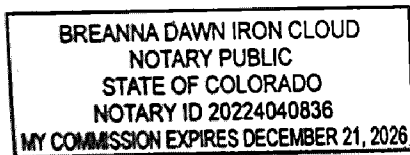
Grantor Signatures:

DATED: 10/07/2024

Kay Page Hebert  
Kay Page Hebert, Trustee  
6756 S Clermont St, Centennial, CO 80122

STATE OF Colorado  
COUNTY OF Douglas, ss:

This instrument was acknowledged before me on this 7 day of October 2024  
by Richard A. Hebert and Kay Page Hebert, Trustees of the Hebert Family Trust,  
dated April 29, 2009.



Breanna Dawn Cloud  
Notary Public  
Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires 12-21-2026