

**2024-009184**

**Klamath County, Oregon**

**10/22/2024 09:07:01 AM**

**Fee: \$92.00**

Recording Requested By:  
Discount Land Investing LLC  
1680 Michigan Ave. Suite 700 #448  
Miami Beach, FL 33139

When Recorded mail to:  
Jazmin Duran  
3314 William Way  
Pittsburg, CA 94565

Mail Tax Statements To:  
Jazmin Duran  
3314 William Way  
Pittsburg, CA 9456

APN: R-3511-015B0-03100-000  
Prior Instrument Number:

### **Warranty Deed**

For good and valuable consideration of \$3,899.00, the receipt and sufficiency of which is hereby acknowledged Discount Land Investing LLC, (GRANTOR), does hereby convey to Jazmin Duran (GRANTEE), Sole Ownership, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

Lot 75, Block 5 of Oregon Pines

Situate in the County of Klamath in the state of Oregon

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

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, 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 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.

**Signature Page to Follow**

APN:R-3511-015B0-03100-000

Dated: 10/22/2024 Signed and Sealed:

Discount Land InvestingnLLC

By: *Matthew Hammerly*

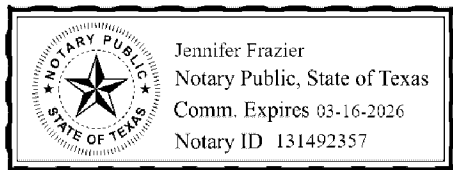
Managing Member  
- Matthew Hammerly

STATE OF Texas

COUNTY OF Dallas

I, Jennifer Frazier, a Notary Public of the County and State first above written do hereby certify that MATTHEW HAMMERLY personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal, this 22 day of October, 2024.



Notarized Online with NotaryLive.com

*JF*

Notary Public Dallas, County, TX

My commission expires: 03/16/2026

APN: R-3511-015B0-03100-000



Signed by: Jennifer Frazier  
Time: 2024-10-22 13:41:42 UTC  
URL: <https://notarylive.com/tu/cdp/ERDN6E>  
Access ID: ERDN6E  
Pin: TRQANS