

2024-009833

Klamath County, Oregon

11/12/2024 11:57:02 AM

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),

- Patricia S. Kincheloe, Trustee of the Kincheloe Family Trust, Dated
October 20, 1992., 925 Hermosa Ave, Ridgecrest, CA 93555,

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:

1.38 acres in Klamath County, lot 15, block 21, tract 1010, first addition to Ferguson
Mountain Pines, situate 33, township 35 south, range 13 east of the Williamette Meridian.

R298966

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 Signature

Dated: November 1, 2024



Patricia S. Kincheloe, Trustee

925 Hermosa Ave., Ridgecrest, CA 93555

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)


County of Kern)

On November 1, 2024 before me, J Bradford, Notary Public, personally appeared Patricia Sue Kincheloe, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)
J Bradford, Notary Public

