

2024-010019

Klamath County, Oregon

11/18/2024 09:24:01 AM

Fee: \$92.00

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),

- Melissa J. Vogel, a single person, 62880 Lasalle Rd #35, Montrose, CO
81401,

for and in consideration of: \$5,000.00 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 34, Block 16, Klamath Forest Estates, Klamath County, Oregon

R258447

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.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of Nov. 15, 2024

Melissa J Vogel
Signature

Melissa J Vogel
Print Name

Seller
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF Colorado
COUNTY OF Montrose

On this 15th day of November, 2024, before me, Notary Public in and for
said state, personally appeared Melissa Vogel

identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me Kevin freely executed the same.

Signature: Kevin E Champlin

Print Name: Kevin E. Champlin

Title: Notary

My Commission Expires: April 22, 2028

KEVIN E CHAMPLIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244015540
MY COMMISSION EXPIRES APRIL 22, 2028