

2024-010174

Klamath County, Oregon

11/22/2024 10:17:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
BAO Legacy Holdings 2 LLC  
31 Pimmit Pl.  
Greenville, SC 29607

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**WARRANTY DEED**

THE GRANTOR(S),

- Joseph Francisco Carlos Lara-Johnson, 2225 W HAMMER LN,  
STOCKTON, CA 95209,

for and in consideration of: \$5,000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- BAO Legacy Holdings 2 LLC a South Carolina Limited Liability Company with a mailing  
address of 31 Pimmit Pl. Greenville, SC 29607, the following described real estate, situated in  
the County of KLAMATH, State of Oregon:

KLAMATH FOREST ESTATES 1ST ADDITION, BLOCK 41,  
LOT 3

R267838

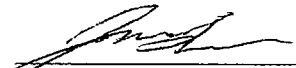
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey 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: 11-22-2024



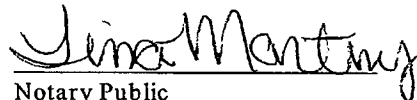
Joseph Francisco Carlos Lara-Johnson  
2225 W HAMMER LN, STOCKTON, CA 95209

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF CA  
COUNTY OF SAN JOAQUIN, ss:

This instrument was acknowledged before me on this 22 day of NOV,  
2024 by Joseph Francisco Carlos Lara-Johnson.



Notary Public

Signature of person taking  
acknowledgment

HEAD NOTARY

Title (and Rank)

My commission expires 10/10/28