

**2024-010875**

**Klamath County, Oregon**

**12/17/2024 08:41:02 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Sarah and Wayne Holton  
PO Box 51  
Klamath Falls OR 97601

---

**WARRANTY DEED**

THE GRANTOR(S),

- Land Hunter Group LLC, a UT Limited Liability Company with a mailing address of 104 East 600 South, Ste 869, Heber City UT,

for and in consideration of: \$15,600.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Sarah and Wayne Holton with a mailing address of PO Box 51, Klamath Falls OR,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

NIMROD RIVER PARK 2<sup>ND</sup> ADDITION BLK-13 LOT-11

351504

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:

Grantor Signatures:

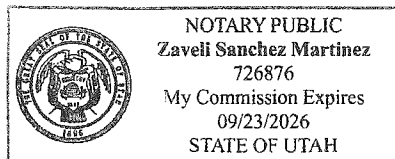
DATED: 12/16/2024

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

Brian McClatchie  
Brian McClatchie, Managing Member  
Land Hunter Group LLC  
104 East 600 South, Ste 869  
Heber City UT 84032

STATE OF Utah,  
COUNTY OF Wasatch, ss:

This instrument was acknowledged before me on this 16<sup>th</sup> day of December,  
2024 by Brian McClatchie of Land Hunter Group LLC.



Zavali Sanchez Martinez  
Notary Public  
Signature of person taking acknowledgment

Branch Service Manager  
Title (and Rank)

My commission expires 09/23/2026