

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),

- Francesca C. Smith and Shannon Medel, 1801 Bolton St #1, Baltimore,
MD 21217,

for and in consideration of: \$9,500 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:

See Exhibit A

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:

Francesca C. Smith
1801 Bolton St #1, Baltimore, MD 21217

Grantor Signatures:

DATED:

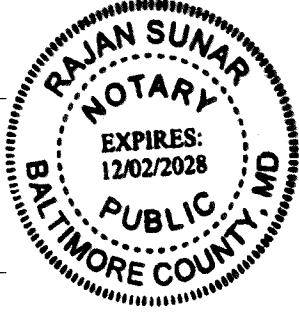
Shannon Medel
1801 Bolton St #1, Baltimore, MD 21217

STATE OF Maryland
COUNTY OF Baltimore, ss:

This instrument was acknowledged before me on this 28th day of January, 2025 by Francesca C. Smith and Shannon Medel.

[Signature]
Notary Public
Signature of person taking
acknowledgment
Notary public
Title (and Rank)

My commission expires 02-12-2028



APPENDIX A

APN	Legal Description
R354903	Lot 11 Block 11 of Sprague River River Valley, According to the official plat thereof on file in the office of the County clerk of Klamath Falls, Oregon.
R354912	Lot 12 Block 11 of Sprague River River Valley, According to the official plat thereof on file in the office of the County clerk of Klamath Falls, Oregon.