

**2025-001091**

**Klamath County, Oregon**

**02/18/2025 12:58:02 PM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Kesi Dunlap

2930 Domingo St. Suite # 134

Berkeley, CA 94705

---

**WARRANTY DEED**

THE GRANTOR(S),

- Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company with a mailing address of 6568 Wendell Way, DeForest WI 53532,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Kesi Dunlap, 2930 Domingo St. Suite # 134 Berkely, California 94705, the following described real estate, situated in the County of Klamath, State of Oregon:

344773 (3611-006D0-01500)

Lot 113, Block 31, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: R344773 MapTaxLot: R-3611-006D0-01500-000

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

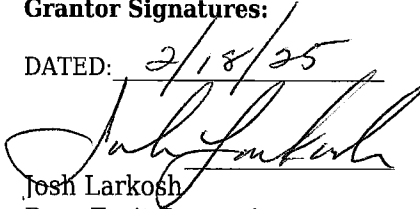
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 2/18/25



Josh Larkosh  
Bear Fruit Properties  
6568 Wendell Way  
Deforest, Wisconsin 53532

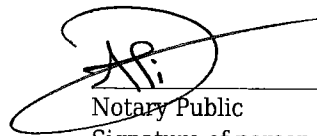
**Grantor Signatures:**

DATED: X

X

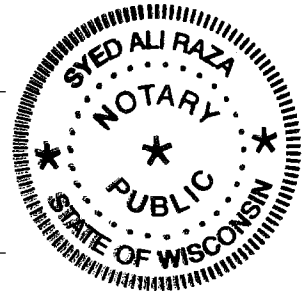
STATE OF WISCONSIN  
COUNTY OF DANE, ss:

This instrument was acknowledged before me on this 18<sup>th</sup> day of FEB,  
25 by Josh Larkosh Bear Fruit Properties.



Notary Public  
Signature of person taking  
acknowledgment

BANKER  
Title (and Rank)



My commission expires 07/07/28