

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Nickolas Dean Carlson
22525 Nelson Rd
Bend, OR 97701

WARRANTY DEED

THE GRANTOR(S),

- Frontier Equity Properties, LLC, an Arizona Limited Liability Company of 10810 N Tatum Blvd Suite #102-817, Phoenix, AZ 85028,
for and in consideration of: 1525 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Nickolas Dean Carlson, a single individual of 22525 Nelson Rd, Bend, OR 97701,

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

Lot 42, Block 81, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 4, in the County of Klamath, State of Oregon.

R-3711-023B0-00300-000

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: 2/19/25

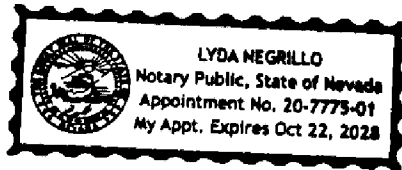
Mark Podolsky
Mark Podolsky,
Frontier Equity Properties, LLC
10810 N Tatum Blvd Suite 102-817
Phoenix, AZ 85028

Grantor Signatures:

DATED: _____

STATE OF NEVADA
COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 19 day of FEBRUARY,
2025 by Mark Podolsky, Frontier Equity Properties, LLC.



Lyda Negrillo

Notary Public

Signature of person taking
acknowledgment

Notary

Title (and Rank)

My commission expires 10/22/2028