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02/24/2025 12:33:37 PM

Fee: \$82.00

Grantor's name:
Harvest Moon Resources, LLC
PO Box 111
Sprague River, Oregon 97639
Grantee's Name:
Conan A. Banks
(Grantee's Address and after recording
return to and send tax statements to)
4133 Addison Avenue
Chicago, IL 60641

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Harvest Moon Resources, LLC, hereinafter called Grantor, conveys and warrants to Conan A. Banks, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 9, Block 10, Klamath Country, in the County of Klamath, State of Oregon, as shown on map filed in book 20, Page 6 of maps, in the office of the county recorder of said county; and
Lot 10, Block 10, Klamath Country, State of Oregon, as shown on map filed in book 20, Page 6 of maps, in the office of the county recorder of said county.

to Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever. And, Grantor hereby covenants to and with Grantee and Grantees heirs, successors and assigns that Grantor is lawfully seized in fee simple of the above granted premises, free of all encumbrances except: subject to all conditions, covenants, restrictions, reservations, easements, right and rights of way of record.

The true and actual consideration paid for this transfer is \$10.00 and other consideration consisting of or including other property or value given or promised which is the whole of the consideration.

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 OF CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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 SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7 CHAPTER 8, OREGON LAWS 2010.

As agent for Harvest Moon Resources, LLC,

Conan A. Banks Dated this 24 day of February 2025

State of Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on February 24th, 2025

by Conan A. Banks
Deanna Hood
(Notary Public for Oregon)
My commission expires: Sept. 24th, 2027

