



After recording return to:
Suting Real Estate, LLC
PO Box 771
Lyons, OR 97358

Until a change is requested all tax
statements shall be sent to the
following address:
Suting Real Estate, LLC
PO Box 771
Lyons, OR 97358

File No.: 7161-4241265 (SA)
Date: February 20, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Scott Pisan, Grantor, conveys and warrants to **Suting Real Estate, LLC, an Oregon limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 2 of Land Partition 54-24 situated in the SE 1/4 of the SW 1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian and recorded February 13, 2025 as Document No. 2025-000999, official records of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$32,500.00**. (Here comply with requirements of ORS 93.030)

APN: 119589

Statutory Warranty Deed
- continued

File No.: 7161-4241265 (SA)

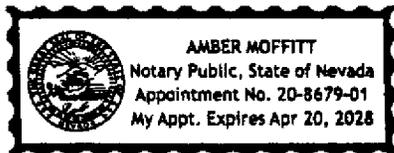
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

Dated this 21 day of February, 2025.

Scott Pisan
Scott Pisan

STATE OF Nevada
Clark)
County of Clark) ss.

This instrument was acknowledged before me on this 21st day of February, 2025 ~~28~~ ²⁵ AM by **Scott Pisan**.



Amber Moffitt
Notary Public for Nevada
My commission expires: 4.28.2028