



2025-002050
Klamath County, Oregon
03/21/2025 01:43:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dennis R. Wheeler Jr. and Jamie D. Moore
Wheeler

917 NW Spruce Tree Pl.

Redmond, OR 97756

Until a change is requested all tax statements shall be
sent to the following address:

Dennis R. Wheeler Jr. and Jamie D. Moore
Wheeler

917 NW Spruce Tree Pl.

Redmond, OR 97756

File No. 670839AM

STATUTORY WARRANTY DEED

Panther Equity Advisors, LLC, a Florida Limited Liability Company,

Grantor(s), hereby convey and warrant to

Dennis R. Wheeler, Jr. and Jamie D. Moore Wheeler, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lot 2, Tract No. 1279, First Addition to Monte Vista Ranch, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$22,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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: March 20th, 2025

Panther Equity Advisors, LLC, a Florida Limited Liability Company

By: Daniel Vincent Murphy
Daniel Vincent Murphy, Member

State of Florida } ss
County of Sarasota }

On this 20th day of March, 2025, before me, Ken Hoey, Jr, a Notary Public in and for said state, personally appeared Daniel Vincent Murphy known or identified to me to be the Managing Member in the Limited Liability Company known as Panther Equity Advisors, LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ken Hoey, Jr
Notary Public for the State of Florida
Residing at: 7206 Oak Moss Dr, Sarasota FL 34241
Commission Expires: 07/23/2026

