

After Recording Return to:
First American Title

2025-002295
Klamath County, Oregon
03/31/2025 01:28:01 PM
Fee: \$92.00



After recording return to:
Cadyn Williams
12526 Sun Forest Drive
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Cadyn Williams
12526 Sun Forest Drive
La Pine, OR 97739

File No.: 7061-4247170 (SJN)
Date: March 04, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

AC and Sons Investments LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Cadyn Williams**, 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:

Lot 5, Block 11, TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk 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 **\$305,000.00**. (Here comply with requirements of ORS 93.030)

APN: **142090**


Statutory Warranty Deed
- continued

File No.: **7061-4247170 (SJN)**

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 28 day of March, 2025

AC and Sons Investments LLC, an Oregon
limited liability company

By: 
Name: April M. Courtney
Title: Member

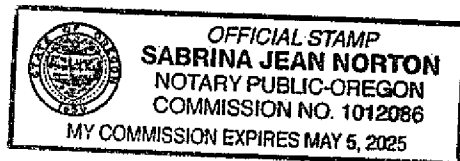
APN: **142090**

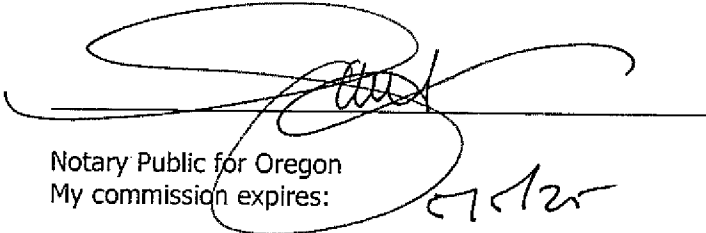
Statutory Warranty Deed
- continued

File No.: **7061-4247170 (SJN)**

STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 28th day of March, 2025
by April M. Courtney as Member of AC and Sons Investments LLC, on behalf of the limited liability
company.




Notary Public for Oregon
My commission expires: 5/5/25