

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2025-003254

Klamath County, Oregon

05/01/2025 01:55:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENTS TO:
Tex C Palomino Sr.
11246 Sprague River Rd.
Chiloquin, OR 97624-9699

WARRANTY DEED

THE GRANTOR(S),

- Ace Land Investments LLC, a Kansas Limited Liability Company with a mailing address of PO Box 23740, Overland Park, KS 66283

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the GRANTEE(S): Tex C Palomino Sr. with a mailing address of 11246 Sprague River Rd., Chiloquin, OR 97624-9699

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

(legal description): Lot 29, Block 78, EIGHTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Parcel Number: 346833

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, 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.

GRANTOR SIGNATURES:

DATED: 5/1/2025



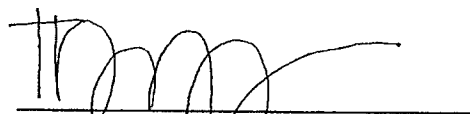
Gregory Metevelis
Owner of Ace Land Investments LLC

STATE OF KANVAS, COUNTY OF JOHN RON, ss

On this 1ST day of MAY, 2025, before me,
THICIA RIDGWAY, personally appeared Gregory Metevelis, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.





Notary Public
Signature of person taking
acknowledgement

My commission expires 4/29/2029