

2025-003441

Klamath County, Oregon



00341602202500034410020021

05/08/2025 10:29:27 AM

Fee: \$87.00

After Recording Return to:

Preston Baldree

246 North 200 East

Centerville, UT 84014

Until a change is requested all tax statements

Shall be sent to the following address:

Preston Baldree

246 North 200 East

Centerville, UT 84014

STATUTORY WARRANTY DEED

Legacy Land Company LLC, a Minnesota limited liability company,

herein called grantor, covey(s) and warrants(s) to

Preston Baldree and Ayza Baldree, not as tenants in common but with the right of survivorship,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 47, Block 14, Klamath Falls Forest Estates, highway 66 Unit, Plat No. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(3711-028A0-03000, 397369)


and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$10,450.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTERS 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 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, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Dated: 4/29/2025

Legacy Land Company LLC, a Minnesota limited liability company


Peter Bonahoom, Sole Member

STATE OF MINNESOTA, COUNTY OF Hennepin, ss:

On April 29, 2025, personally appeared the above named Peter Bonahoom, Sole Member of Legacy Land Company LLC, a Minnesota limited liability company and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: 
Notary Public for Minnesota
My commission expires: 01/31/2027

Official Seal

