

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2025-003506

Klamath County, Oregon

05/09/2025 01:37:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Kevin Truett

2185 Gibsonwoods, Ct NW

Salem, Oregon, 97304

Mail tax statements to:

Kevin Truett

2185 Gibsonwoods, Ct NW

Salem, Oregon, 97304

WARRANTY DEED

THE GRANTOR(S),

- Modern Asset Management Inc., Nicholas Curry, Managing Member

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

- Kevin Truett,
2185 Gibsonwoods, Ct NW
Salem, Oregon, 97304, the following described real estate, situated in the County of
Klamath, State of Oregon:

Legal Description: 236596 Lot 2 of Block 27 in Oregon Shores Subdivision - Unit 2 Tract 1113 as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the county recorder of said county.

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

Tax Parcel Number: 236596

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. 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.

Grantor Signatures:

DATED: 5-8-2025

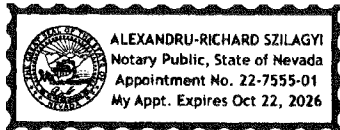


Nicholas Curry, Managing Member, on behalf of
Modern Asset Management Inc.
170 S. Green Valley Parkway Suite #300
Henderson, Nevada, 89012

STATE OF NEVADA, COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 8th day of
May, 2025,

_____ by Nicholas Curry, Managing Member, on behalf of Modern Asset Management
Inc.



Szilagi

Notary Public

Signature of person taking
acknowledgment

Notary Public

Title (and Rank)

My commission expires Oct-22-2026