

2025-003591

Klamath County, Oregon

05/14/2025 08:09:01 AM

Fee: \$92.00

After recording, return to:
Jasen Christophersen
158 Cedar Rd.
Ontario OR 97914

Until a change is requested,
all tax statements should be sent to:
Jasen Christophersen
158 Cedar Rd.
Ontario OR 97914

WARRANTY DEED

Under ORS 93.850

The grantor,
OCEANWIDE ENTERPRISES LLC, a Texas Limited Liability Company
2442 S. Collins St, Ste 108
Arlington, TX 76014

for the true and actual consideration of \$25,000.00
Twenty-Five Thousand Dollars

CONVEYS AND WARRANTS to the grantee,
Jasen Christophersen
158 Cedar Rd.
Ontario OR 97914

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 69, 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.

Parcel ID: R399125

And commonly known as: APN 3711-029A0-00700

Source of Title:

Being the same property conveyed by Warranty Deed from Action Capital LLC to Oceanwide Enterprises LLC recorded on November 24, 2021 in the office of the County Clerk of Klamath County, Oregon as Instrument Number 2021-017620

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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.

Signed, sealed, and delivered on this 2 day of ~~April~~ ^{May}, 2025, in the presence of:

[Signature]

Signature
Cleopatra Adelodun

Print Name
CEO

Capacity OCEANWIDE ENTERPRISES LLC
a Texas Limited Liability Company

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Texas

COUNTY OF Dallas

On this 2nd day of ~~April~~ ^{May}, 2025, before me, Notary Public in and for said state, personally appeared Cleopatra Adelodun as CEO of
OCEANWIDE ENTERPRISES LLC, a Texas Limited Liability Company,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Signature: [Signature]

Print Name: Elysia Escobar

Title: Notary Public

My Commission Expires: 11/09/2027

