

2025-003770

Klamath County, Oregon

05/20/2025 01:31:01 PM

Fee: \$92.00

After recording, return to:

Desiree D. Gray
6510 S. 6th St, #82
Klamath Falls, OR 97603

Until a change is requested,

all tax statements should be sent to:

Desiree D. Gray
6510 S. 6th St, #82
Klamath Falls, OR 97603

WARRANTY DEED

Under ORS 93.850

The grantor,

Land Sales, LLC, a Florida Limited Liability Company
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Desiree D. Gray
6510 S. 6th St, #82
Klamath Falls, OR 97603

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

Lot 32, Block 11, Klamath Falls Forest Estates, Highway 66, Plat 1
Klamath County, Oregon

Parcel ID: R-3711-022B0-01800-000

Source of Title:

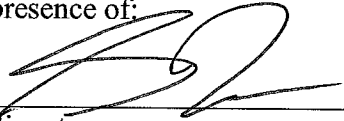
Deed from Chance Morse, to Land Sales, LLC recorded August 15th, 2022
in the records of the Klamath County Clerk, Oregon. Doc 2022-009866.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in
law and equity.

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 20th day of May, 2025, in the presence of:



Signature
Scott Thomas, authorized member

Print Name
Grantor - Land Sales, LLC

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

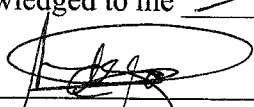
Capacity

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

STATE OF FLORIDA
COUNTY OF SEMINOLE

On this 20th day of MAY, 2025, before me, Notary Public in and for said state, personally appeared SCOTT THOMAS

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me ✓ freely executed the same.

Signature: 

Print Name: EZRA M. PALAFOX

Title: NOTARY PUBLIC

My Commission Expires: 08-24-2026



EZRA M. PALAFOX
Notary Public
State of Florida
Comm# HH304997
Expires 8/24/2026