

2025-003944

Klamath County, Oregon

05/27/2025 08:08:01 AM

Fee: \$87.00

**WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Blue Sky Land Sales LLC
10810 N Tatum Blvd Ste 102-769
Phoenix, AZ 85028**

WARRANTY DEED

THE GRANTOR(S),

- Benjamin Simms, 54 T ST, SPRINGFIELD, OR 97477,

**for and in consideration of: 6000.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):**

**- Blue Sky Land Sales, LLC, A Virginia Limited Liability Company
with a mailing address of 3540 Pump Road, Richmond Virginia 23233,
the following described real estate, situated in the County of KLAMATH, State of Oregon:**

**The Southerly 415 feet of the Westerly 1035 feet of Lot 20, Block 5, KLAMATH FALLS
FOREST ESTATES- SYCAN UNIT, according to the official plat thereof on file in the office
of the county Clerk of Klamath County, Oregon.**

R180244

**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. 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:

5/26/2025

Benjamin Simms

Benjamin Simms

54 T ST, SPRINGFIELD, OR 97477

STATE OF

Oregon

COUNTY OF

Lane

ss:

This instrument was acknowledged before me on this 26th day of May, 2025 by Benjamin Simms.

Sheryl Hulsey

Notary Public

Signature of person taking
acknowledgment

Sheryl Hulsey

Notary Public, Oregon

Title (and Rank)

My commission expires 4/25/2026

