

2025-004280

Klamath County, Oregon

06/05/2025 11:37:01 AM

Fee: \$87.00

After Recording, RETURN TO:
Kevin Champlin and Rebecca J. Champlin
4776 Carpinteria Ave
Carpinteria, CA 93013

Until A Change Is Requested,
ALL TAX STATEMENTS SHOULD BE SENT TO:
Kevin Champlin and Rebecca J. Champlin
4776 Carpinteria Ave
Carpinteria, CA 93013

WARRANTY DEED

Under O.R.S. 93.850

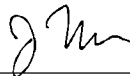
The grantor(s), MULTISTATE LAND INVESTMENTS LLC, a New Jersey limited liability company, for the true and actual consideration of \$12,600.00, convey(s) and warrant(s) to the grantee(s), KEVIN CHAMPLIN AND REBECCA J. CHAMPLIN, a married couple, the following described real property free of encumbrances, except as specifically set forth herein:

NIMROD RIVER PARK 4TH ADDITION, BLOCK 32, LOT 25

APN: R327792

This property is free from encumbrances, except: None.

“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, CHAPTER 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”



Jeremy Nash, Member
Multistate Land Investments LLC

06/05/2025

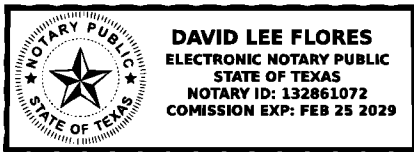
Date

**CERTIFICATE
NOTARIAL ACKNOWLEDGEMENT**

State of Texas

County of Hidalgo

On this 05 day of June, 2025, before me personally appeared Jeremy Nash, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



David Lee Flores
Notary Public

David Lee Flores
Print name

My commission expires: February 25, 2029

Document Notarized using a Live Audio-Video Connection