

**2025-004374**

**Klamath County, Oregon**



00342725202500043740020023

06/09/2025 02:24:57 PM

Fee: \$87.00

After Recording Return to:  
**Jeremy George Byzewski**  
**1553 Derby St**  
**Klamath Falls, OR 97603**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**Jeremy George Byzewski**  
**1553 Derby St**  
**Klamath Falls, OR 97603**

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## **STATUTORY WARRANTY DEED**

**Legacy Land Company LLC, a Minnesota limited liability company,**

herein called grantor, covey(s) and warrants(s) to

**Jeremy George Byzewski,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

**Lot 11, Block 130, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 4, according to  
the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**(R457712, 3811-001D0-01100)**


and covenant(s) that grantor is the owner of the above described property free of all  
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and  
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation  
and/or drainage; and except any real property taxes due but not yet payable; and will warrant and  
defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$9,750.00.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTERS 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 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, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: 6/2/2025

Legacy Land Company LLC, a Minnesota limited liability company

  
Peter Bonahoom, Sole Member

STATE OF MINNESOTA, COUNTY OF Carver, ss:

On June 2, 2025, personally appeared the above named Peter Bonahoom, Sole Member of Legacy Land Company LLC, a Minnesota limited liability company and acknowledged the foregoing instrument to be voluntary act and deed.

Before me: Meredit Langley  
Notary Public for Minnesota  
My commission expires: January 31, 2028

Official Seal

