

2025-004379

Klamath County, Oregon

06/09/2025 03:25:01 PM

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 Patrick 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, KIAMATH 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.

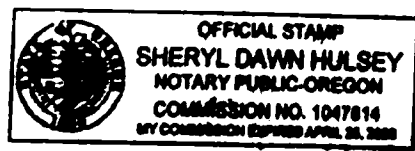
Grantor Signatures:


DATED: 6/7/2025


Benjamin Patrick Simms
54 T ST, SPRINGFIELD, OR 97477

STATE OF Oregon
COUNTY OF Lane, ss:

This instrument was acknowledged before me on this 7th day of June, 2025 by Benjamin Patrick Simms.




Notary Public
Signature of person taking
acknowledgment

Notary Public, Oregon
Title (and Rank)

My commission expires 4/25/2028