

2025-004585

Klamath County, Oregon

06/16/2025 08:27:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Cynthia M. Morris

9306 NE 74th Way

Vancouver, WA 98663

WARRANTY DEED

THE GRANTOR(S),

- Alder Land LLC, an Oregon Limited Liability Company, with a mailing address of 3225 McLeod Drive, Suite 100, Las Vegas, NV 89121,

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

- Cynthia M. Morris, an individual, with a mailing address of 9306 NE 74th Way, Vancouver, WA 98663, the following described real estate, situated in the County of Klamath, State of Oregon:

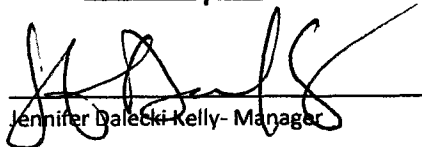
Lots 13, Block 53, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon.

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: 6/14/25


Jennifer Dalecki Kelly- Manager

STATE OF North Carolina COUNTY
OF Wake, ss:

This instrument was acknowledged before me on this 14 day of June, 2025 by
Jennifer Dalecki Kelly

JOHN RISKO
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Sept. 17, 2025


Notary Public

Signature of person taking acknowledgment

Notary Public
Title (and Rank)

My commission expires 9/17/2025