

**2025-005502**

**Klamath County, Oregon**



00344056202500055020020023

07/02/2025 01:34:14 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Marisa Pantall and James Williams

1820 Park Ave,

New Bern, NC 28560

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**WARRANTY DEED**

THE GRANTOR(S),

- Four Corners Land LLC, represented by Tanner Yates with a mailing address of 3556 S 5600 W #1-675 Salt Lake City, UT 84120, for and in consideration of: \$13,375 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Marisa Pantall and James Williams with a mailing address of 1820 Park Ave, New Bern, NC 28560, the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel Number: 3811-002A0-01200

(legal description): Klamath Falls Forest Estates HWY 66 Plat #4, Block 115, Lot 9

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.

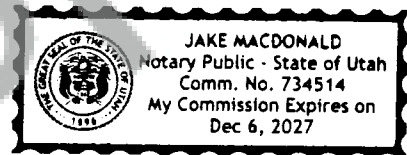
Grantor Signatures:

DATED: 7/1/25

Tanner Yates

Tanner Yates - managing member  
Four Corners Land LLC  
3556 S 5600 W #1-675  
Salt Lake City, UT 84120

STATE OF Utah  
COUNTY OF Utah, ss:



This instrument was acknowledged before me on this 1 day of July, 2025 by Tanner Yates, Four Corners Land LLC.

STATE OF Utah COUNTY OF Utah  
On this 1 day of July, 2025  
before me, the undersigned notary public, personally  
appeared Tanner Yates. Proved on the basis  
of satisfactory evidence, which was Driver License  
to be the person whose name is signed on the preceding  
or attached document and acknowledged to me that  
he/she signed it voluntarily for its stated purpose.  
Signature of Notary Public [Signature]

[Signature]  
Notary Public  
Signature of person taking  
acknowledgment

Notary Public  
Title (and Rank)

My commission expires Dec 6, 2027