

2025-005921

Klamath County, Oregon

07/11/2025 10:56:02 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Amber Marie Stephens, a single woman with a mailing address of, 2513 Maple Ave NE, Salem, OR, 97301.

2513 Maple Ave NE

Salem, OR 97301

WARRANTY DEED

THE GRANTOR(S),

- Briscoe Land Ventures, Inc., a Utah corporation with a mailing address of 336 East University Pkwy #1160 Orem, UT 84058.,

for and in consideration of: 6750 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Amber Marie Stephens, a single woman with a mailing address of, 2513 Maple Ave NE, Salem, OR, 97301.,

the following described real estate, situated in the County of Klamath, State of Oregon:

R385210

LOT 43, BLOCK 79, BLOCK 132 ALL IN KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, in the County of Klamath, State of 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: 7/7/25

Joel Hawkins
Joel Hawkins

Briscoe Land Ventures, Inc.
336 East University Parkway #1160
Orem, Utah 84058

Grantor Signatures:

DATED: _____

STATE OF Utah
COUNTY OF Salt Lake, ss:

This instrument was acknowledged before me on this 7th day of July, 2025 by Joel Hawkins Briscoe Land Ventures, Inc..

Jason Gines

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 12/03/2028

