

2025-006080

Klamath County, Oregon

07/16/2025 08:23:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Crystal Dodge and Ryan Dodge not as tenants in common but with right of survivorship

P.O. Box 625

Bonanza, OR 97623

WARRANTY DEED

THE GRANTOR(S),

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company,
1312 17th St PMB 72466, Denver, CO 80202,

for and in consideration of: \$20,099.15 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Crystal Dodge and Ryan Dodge not as tenants in common but with right of
survivorship,

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

R385425

Lot 41, Block 10, KLAMATH FALLS FOREST ESTATES Highway 66 Unit Plat No. 1, 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:

Grantor Signatures:

DATED: 7/15/2025

DATED: _____


Jonathan Burnett
Westward Land Holdings, LLC
1312 17th St PMB 72466
Denver, CO 80202

STATE OF Idaho
COUNTY OF Latah, ss:

This instrument was acknowledged before me on this 15th day of July, 2025 by Jonathan Burnett Westward Land Holdings, LLC.


Notary Public
Signature of person taking
acknowledgment

CSS
Title (and Rank)

My commission expires May 30, 2029

