

**2025-006107**

**Klamath County, Oregon**



00344748202500061070020024

07/16/2025 02:49:09 PM

Fee: \$92.00

**WHEN RECORDED RETURN TO:**

Tanner Yates

Four Corners Land LLC

3556 S 5600 W #1-675

Salt Lake City, UT 84120

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**WARRANTY DEED**

THE GRANTOR(S),

- Matthew G. Moss with a mailing address of 4763 Westridge Dr., Oceanside, CA 92056, for and in consideration of: \$4,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(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, the following described real estate, situated in the County of Klamath, State of Oregon:

(legal description): Oregon Shores Tract 1113, Unit 2, Klamath County, Oregon  
Lot 25, Block 22

Parcel Number: 3507-018AC-06100

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: 7/14/2025

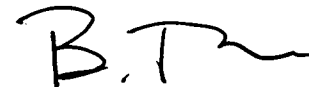


Matthew G. Moss  
4763 Westridge Dr.  
Oceanside, CA 92056

STATE OF California  
COUNTY OF San Diego, ss:

This instrument was acknowledged before me on this 14 day of July, 2025 by Matthew G. Moss.





Notary Public  
Signature of person taking  
acknowledgment  
B. Tapia-Guillen  
Notary

Title (and Rank)

My commission expires 6/19/26