

2025-006736

Klamath County, Oregon

08/01/2025 02:33:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
ZemliTerra LLC
6727 Martin Luther King Jr Way S, Suite M #1085
Seattle, Washington 98118

WARRANTY DEED

THE GRANTOR(S),

- ENGELSTAD DAN S, 6632 S Clement Ave, Tacoma, WA 98409,

for and in consideration of: 10 grants and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- ZemliTerra LLC, a Washington Limited Liability Company with a
mailing address of 6727 Martin Luther King Jr Way S, Suite M #1085,
Seattle, WA 98118,
the following described real estate, situated in the County of Klamath, State of Oregon:

NIMROD RIVER PARK 5TH ADDITION, BLOCK-70, LOT-37

R342329

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.

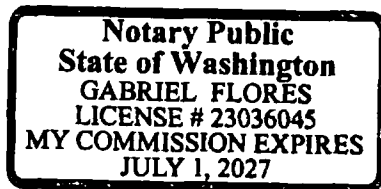
Grantor Signatures:

DATED: 8-1-25

[Signature]
ENGELSTAD DAN S
6632 S Clement Ave, Tacoma, WA 98409

STATE OF Washington
COUNTY OF Pierce, ss:

This instrument was acknowledged before me on this 1st day of August, 2025 by ENGELSTAD DAN S.



[Signature]
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires July 1, 2027