

**2025-006900**

**Klamath County, Oregon**

**08/08/2025 08:37:02 AM**

**Fee: \$92.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Henstridge Investment Properties, LLC  
4230 SE King Rd, PMB 188  
Milwaukie, OR 97222

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**WARRANTY DEED**

THE GRANTOR(S),

- JOSEPH O RICKARDS, 15611 NE GLISEN BUILDING A, Portland, OR  
97230,

for and in consideration of: 1266 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability  
Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie  
OR 97222,

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

OREGON PINES BLK-31 LOT-9

3511-014A0-05500

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:**

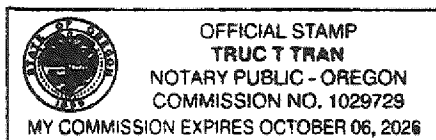
DATED: 8/25

Joseph O. Rickards  
Joseph O Rickards

15611 NE GLISEN BUILDING A, Portland, OR 97230

STATE OF OREGON  
COUNTY OF MULTNOMAH, ss:

This instrument was acknowledged before me on this 7<sup>th</sup> day of August, 2025 by JOSEPH O RICKARDS.



[Signature]  
Notary Public

Signature of person taking acknowledgment

NOTARY PUBLIC  
Title (and Rank)

My commission expires 10/06/2026