

2025-007645  
Klamath County, Oregon  
08/28/2025 08:24:01 AM  
Fee: \$92.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Plant Your Flag Properties  
3080 Veltkamp Rd  
Bozeman, MT 59718

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**WARRANTY DEED**

THE GRANTOR(S).

- SCOT & SUSAN BYERLEY, a married couple with a mailing address of,  
85289 S WILLAMETTE, EUGENE, OR 97405,

for and in consideration of: \$4000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Plant Your Flag Properties LLC, a Montana Limited Liability  
Company with a mailing address of 3080 Veltkamp Rd, Bozeman, MT  
59718,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Nimrod River Park 4th Addition Blk-31 Lot-24

330109

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: 8-27-25

Scot Byerley  
Scot Byerley  
85289 S WILLAMETTE, EUGENE, OR  
97405

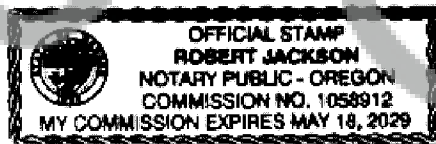
Grantor Signatures:

DATED: 8-27-25

Susan Byerley  
Susan Byerley  
85289 S WILLAMETTE, EUGENE, OR  
97405

STATE OF Oregon  
COUNTY OF Lane, ss:

This instrument was acknowledged before me on this 27 day of August,  
25 by SCOT & SUSAN BYERLEY, a married couple with a mailing address of.



Robert Jackson  
Notary Public

Signature of person taking  
acknowledgment

MSR III  
Title (and Rank)

My commission expires 5/18/29