

2025-007993

Klamath County, Oregon



00346968202500079930030031

09/08/2025 12:13:03 PM

Fee: \$97.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Tanner Yates
Four Corners Land LLC
3556 S 5600 W #1-675
Salt Lake City, UT 84120

WARRANTY DEED

THE GRANTOR(S),

- Thiseas Mouratidis with a mailing address of 1129 Carissa Dr., Tallahassee, FL 32308, for and in consideration of: \$5,250 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): Klamath Forest Estates 1st Addition Block 44 Lot 11, according to the plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel Number: 3510-028D0-02900

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.

This page pertains to the deed for Thiseas Mouratidis, duly executed and signed on this 31 day of July, 2025.

Grantor Signature:

DATED: 31 day of JULY, 2025.

SIGNATURE: Thiseas Mouratidis

Thiseas Mouratidis
1129 Carissa Dr.
Tallahassee, FL 32308

Notary Public, State of Florida,
County of Leon

Before me, a Notary Public, on this day personally appeared Thiseas Mouratidis known to me (or proved to me on the oath of _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Method of notarization (check one):

In Person Live Video Conference

Type of ID Presented (check one) and ID Number:

Driver's License (State: FL) No. H633-800-83-055-0
 State ID Card No. _____
 Passport No. _____
 Other: _____ No. _____

Given under my hand and seal of office this 31st day of July, 2025.

(SEAL)



Natalie R. Gaymon
(Print name of Notary Public here)

Natalie R. Gaymon
(Notary Public Signature)

My commission expires on the 22nd day of March, 2029.