

2025-008845

Klamath County, Oregon

10/03/2025 02:10:02 PM

Fee: \$97.00

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

WARRANTY DEED

THE GRANTOR(S),

**- STEVEN HEALY, with a mailing address of, 5450 HWY 238,
JACKSONVILLE, OR 97530,**

**for and in consideration of: \$6,000 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:

See Appendix A

**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.

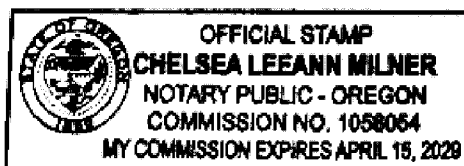
Grantor Signatures:

DATED: 10-3-2025

Steven Healy
Steven Healy
5450 HWY 238, JACKSONVILLE, OR
97530

STATE OF Oregon
COUNTY OF Josephine, ss:

This instrument was acknowledged before me on this 3rd day of October, 2025 by STEVEN HEALY, ~~with a mailing address of~~



CMilner
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 4/15/2029

APPENDIX A

APN	Legal Description
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327881	NIMROD RIVER PARK 4TH ADDITION BLK 34 LOT 13
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327872	NIMROD RIVER PARK 4TH ADDITION BLK 34 LOT 12
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