

2025-009313

Klamath County, Oregon



10/17/2025 12:43:06 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Land Finch LLC

422 Larkfield Center #497

Santa Rosa, California 95403

WARRANTY DEED

THE GRANTOR(S),

The Rebecca Boxberger Family Trust, with Rebecca Jo Boxberger as Trustee, under trust agreement dated the 8th day of November, 2016. 410 N VANDRIES WAY, EAGLE, ID 83616,

for and in consideration of: \$5734.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Land Finch, LLC, a California Limited Liability Company with a mailing address of 422 Larkfield Center #497, Santa Rosa, CA 95403, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 2, Block 15 of Sprague River Valley Acres, as per plat recorded in records of Klamath County.

3612-001B0-07700

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: 10/08/2025

Rebecca J Boxberger

The Rebecca Boxberger Family Trust, with
Rebecca Jo Boxberger as Trustee, under
trust agreement dated the 8th day of
November, 2016

410 N VANDRIES WAY, EAGLE, ID
83616

STATE OF New Hampshire

COUNTY OF Hillsborough, ss:

This instrument was acknowledged before me on this 08th day of October, 2025
by The Rebecca Boxberger Family Trust, with Rebecca Jo Boxberger as Trustee, under trust
agreement dated the 8th day of November, 2016.

Hannah E. Ogert
Notary Public - State of New Hampshire

My Commission Expires: 02/08/2028

HANNAH E. OGERT
Notary Public - New Hampshire
My Commission Expires February 8, 2028

Notarized Online with NotaryLive.com