

2026-000112

Klamath County, Oregon

01/06/2026 08:28:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Terry Holben, with a mailing address of 471 W Maple Street, Lebanon, OR 97355
471 W Maple Street
Lebanon, OR 97355

WARRANTY DEED

THE GRANTOR(S),

- Plant Your Flag Properties LLC, a Montana Limited Liability Company
with a mailing address of 3080 Veltkamp Rd, Bozeman, MT 59718,

for and in consideration of: \$8,900.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Terry Holben, with a mailing address of 471 W Maple Street, Lebanon, OR
97355,

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

286693

Oregon Pines BLK-2 LOT-5

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: 1-5-2026



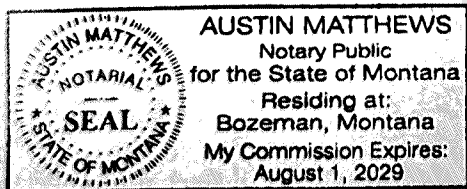
Lucas Scharmer
Plant Your Flag Properties
3080 Veltkamp Rd
Bozeman, MT 59718

Grantor Signatures:

DATED: _____

STATE OF Montana
COUNTY OF Gallatin, ss:

This instrument was acknowledged before me on this 5th day of January, 2026 by Lucas Scharmer Plant Your Flag Properties.



Austin Matthews
Notary Public
Signature of person taking
acknowledgment

Notary
Title (and Rank)

My commission expires 8/1/29