

2026-000351

Klamath County, Oregon

01/13/2026 11:34:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Travis Helton
16100 W Ridgemoor Ave
Tucson, AZ 85736-1412

WARRANTY DEED

THE GRANTOR(S),

- The LandPost LLC 622McIntire RD Charlottesville VA 22902.

for and in consideration of: 18,532.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Travis Helton,

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

R-3711-022C0-03300-000

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 BLK-17 LOT-26

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: 1/13/2026

Andrew Vaughan
The LandPost LLC
622 McIntire Rd
Charlottesville, VA 22902

Grantor Signatures:

DATED: _____

STATE OF Virginia
COUNTY OF Albermarle, ss:

This instrument was acknowledged before me on this 13 day of January, 2026 by Andrew Vaughan The LandPost LLC.

MIHAELA A DOBRICAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JAN. 31, 2028
COMMISSION # 7859207

Notary Public
Signature of person taking
acknowledgment

SB
Title (and Rank)

My commission expires 01/31/2028

UNOFFICIAL COPY