

2026-001598

Klamath County, Oregon

02/20/2026 12:59:01 PM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**Return Document to After Recording:**

MAIL TAX STATEMENT TO:

**Eseta M. Rhodes**

**3229 SE Francis St.**

**Portland, OR. 97202**

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**WARRANTY DEED**

THE GRANTOR(S), - **Ox Holdings LLC**, a Minnesota Limited Liability Company,

for and in consideration of: \$15,950 and other valuable consideration, grants, bargains, sells, conveys and warranties to the

GRANTEE(S): - **Eseta M. Rhodes**, unmarried woman, as sole and separate property,

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

(legal description): **Lot: 7 Block: 76 District 6K80 Subdivision KLAMATH FALLS FOREST ESTATES HWY 66 PLAT 4**

Tax Parcel Number(s): **384293**

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.

Tax Parcel Number(s): **384293**

DEED Grantor Signatures:

DATED: 2/20/26

Grantor Signature: /

 manager

**Bill Kwok, Manager**  
For and on Behalf of: **Ox Holdings LLC**

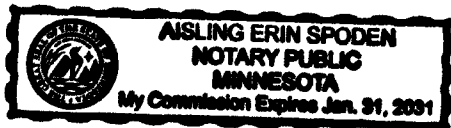
STATE OF MINNESOTA, COUNTY OF Ramsey, ss:

On this 20<sup>th</sup> day of February, 2026,

before me, Aisling E. Spoden  
(Name of Notary)

personally appeared **Bill Kwok**, Manager of and for and on Behalf of: **Ox Holdings LLC**, a Minnesota Limited Liability Company, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Aisling E. Spoden

Notary Public  
Signature of person taking acknowledgment

My commission expires 1/31/2031