

AFTER RECORDING, RETURN TO:
M & C Land Holdings, LLC.
5130 E. La Palma Ave. #110
Anaheim, CA 92807

2017-009755
Klamath County, Oregon



08/30/2017 09:02:15 AM

Fee: \$57.00

SEND TAX STATEMENTS TO:
M & C Land Holdings, LLC.
5130 E. La Palma Ave. #110
Anaheim, CA 92807

STATUTORY WARRANTY DEED

Eduardo Criado, a married man, whose address is 131 Benedict Court, Martinez, CA, 94553, ("Grantor"), conveys and warrants to M and C Land Holdings, LLC., A California Limited Liability Company, whose address is 5130 E. La Palma Ave. #110, Anaheim, CA, 92807, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 700.00.

This property is free of liens and encumbrances, EXCEPT:

NONE

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, AND SECTIONS

Version 1.2 – July 31, 2015

DATED this 15 day of August, 2017.

Eduardo Criado
Grantor

STATE OF CALIFORNIA

COUNTY OF _____

} ss.

The foregoing instrument was acknowledged before me on this _____ day of _____, 201__, by Eduardo Criado, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

See attached
Printed Name:

Notary Public in and for the State of California

EXHIBIT A
Property Description

The Land Referred to Herein is Situated in the State of Oregon, County of Klamath, and is Described as Follows:

Parcel 1:

Lot 24 Block 17, Oregon Pines, according to the Official Plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

Tax Map No. R-3511-010D0-02700-000

Account No. R277658

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

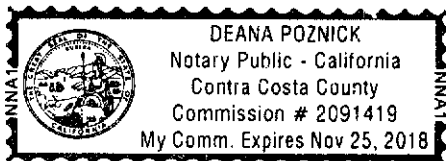
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Contra Costa
 On 08/15/2017 before me, Deana Poznick, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Eduardo Criado
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Deana Poznick
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: _____
 Number of Pages: 3 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____