

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Rogue Riches, LLC
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

2018-010049
Klamath County, Oregon



00227407201800100490020020

08/23/2018 09:28:03 AM

Fee: \$87.00

WARRANTY DEED

THE GRANTOR(S),

- Martin Kenneth L. and Kay M., PO Box 551 Meadview, AZ 86444,

for and in consideration of: Two Thousand, Five Hundred Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Rogue Riches, LLC, an Oregon Limited Liability Company,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel ID

Recorder: Legal Description

R-3512-035D0-05300-000 Lot 50, Block 8 of Sprague River Valley Acres, as per plat recorded in records of said county.

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: 8-15-18

Kenneth L. Martin

Kenneth L. Martin

PO Box 551 Meadview, AZ 86444

Grantor Signatures:

DATED: 8-15-18

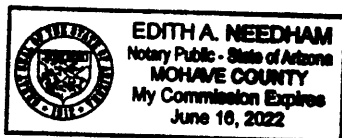
Kay M. Martin

Kay M. Martin

PO Box 551 Meadview, AZ 86444

STATE OF Arizona
COUNTY OF Mohave

This instrument was acknowledged before me on this 15 day of August 2018
by Martin Kenneth L. and Kay M..



[Signature]

Notary Public

Signature of person taking acknowledgment

Office Supervisor

Title (and Rank)

My commission expires 6-16-22