



00236144201900017480020026

02/26/2019 09:42:32 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:

Petrichor Properties, LLC
63 wall street apt 1312
new york, NY 10005

WARRANTY DEED

THE GRANTOR(S), - Gary Yoches, 1972 ROSEMARY PL, COSTA MESA, CA 92627
and James Fiore, 1850 e. 17th st ste 120, Santa Ana, CA 92705

for and in consideration of: \$2,400 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Petrichor Properties, LLC, a New York Limited Liability Company
with a mailing address of 63 Wall Street, Apt 1312, New York, New York,
10005 ,
the following described real estate, situated in the County of Klamath, State of Oregon:
NEMROD RIVER PARK 4TH Addition, Block 30, Lot 10
R330207

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: 1/16/19

[Signature]
Gary Yoches
1972 ROSEMARY PL, COSTA MESA, CA
92627

Grantor Signatures:

DATED: 1/16/19

[Signature]
James Fiore,
1850 e. 17th st ste 120, Santa Ana, CA 92705

STATE OF CALIFORNIA
COUNTY OF ORANGE, ss:

This instrument was acknowledged before me on this 17th day of January,
2019 by D. RAMIREZ NOTARY PUBLIC

[Signature]

Notary Public
Signature of person taking
acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires MARCH 30, 2021

