

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
The Land Foundry
63 wall street apt 1312
new york, NY 10005

WARRANTY DEED

THE GRANTOR(S),

- Michael Pellettera and Karen Pellettera, as Joint Tenants, whose legal address is 23846 Humiston Way, Ramona, San Diego CA 92065,

for and in consideration of: \$2,600 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:

Parcel ID: R267856

Legal Description: KLAMATH FOREST ESTATES 1ST ADDITION BLK-41 LOT-1

Lot 1, Block 41, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: 2/25/19

Michael Pellettera
Michael Pellettera and Karen Pellettera,
as Joint Tenants with Rights of
Survivorship
23846 Humiston Way, Ramona, San
Diego CA 92065

Grantor Signatures:

DATED: 2/25/19

Karen Pellettera

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____
_____ by .

**SEE ATTACHED FOR
OFFICIAL NOTARIZATION**

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

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.

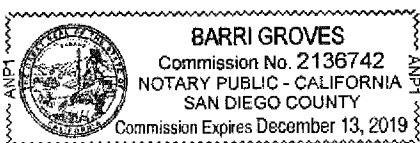
State of California)
County of San Diego)

On 2-25-2019 before me, Barri Groves, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Pellettera, Karen Pellettera
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 [Signature]
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: Warranty Deed Document Date: 2-25-2019
Number of Pages: 3 Signer(s) Other Than Named Above: including this document

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: _____