

**2019-003707**

**Klamath County, Oregon**

04/05/2019 02:04:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

The Land Foundry

63 wall street apt 1312

new york, NY 10005

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**WARRANTY DEED**

THE GRANTOR(S),

- Rick D. Quinlan and Marichu M. Quinlan, Husband and Wife, who reside at, 1001 W. Stevens Ave, Unit 328, Santa Ana, CA 92707

for and in consideration of: \$1,750 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: R237639

Legal Description: OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-30 LOT-23

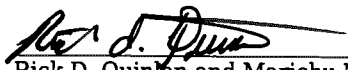
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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.

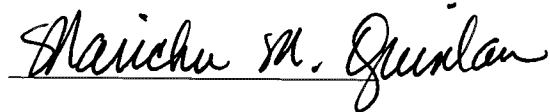
Grantor Signatures:

DATED: 3-15-2019

  
Rick D. Quinlan and Marichu M.  
Quinlan, Husband and Wife  
1001 W STEVENS AVE UNIT 328,  
SANTA ANA, CA 92707

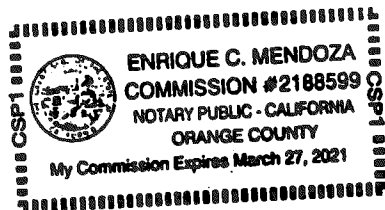
Grantor Signatures:

DATED: 3-15-2019



STATE OF CALIFORNIA  
COUNTY OF ORANGE, ss:

This instrument was acknowledged before me on this 15<sup>th</sup> day of MARCH 2019,  
by RIK D QUINLAN & MARICHU M QUINLAN



ENRIQUE C MENDOZA

Notary Public

Signature of person taking  
acknowledgment

NOTARY PUBLIC

Title (and Rank)

My commission expires 6/27/2021

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