

2019-008831

Klamath County, Oregon

08/05/2019 12:21:01 PM

Fee: \$87.00

Document prepared by:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

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SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

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SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

Parcel ID#: R-3513-033C0-02200

WARRANTY DEED

(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 30th day of July, 2019, by and between:

Robin Lee Fitzsimmons
2540 Freedom Blvd
Watsonville, CA 95076

("grantor"), and

SE Holdings, LLC, An Oregon Limited Liability Company
9450 SW Gemini Dr #42281
Beaverton, OR 97008

("grantee"). THE GRANTOR, for the true and actual consideration of \$2,250.00

Two Thousand Two Hundred and Fifty Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

Lot 9 in Block 17 of Tract No. 1010
First Addition to Ferguson Mountain Pines

Source of Title:

Deed, Vol M97, Page 27727, File No. 44078-Deed
Recorded August 25th, 1997

Commonly known as: None

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

None

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: <u><i>Robin Lee Fitzsimmons</i></u>	Signature: _____
Print Name: <u>Robin Lee Fitzsimmons</u>	Print Name: _____
Capacity: <u>Grantor</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF CALIFORNIA }
COUNTY OF SANTA CRUZ }

On this 2nd of AUGUST, 2019, before me, a notary public, personally appeared

Robin Lee Fitzsimmons
_____, known or

identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Salvador Vazquez

Notary Public

SALVADOR VAZQUEZ

Print name DEC 7th 2020

My commission expires on

[SEAL]

