

James J Slaven, Jr
506 Shade Tree Lane
Fullerton CA 92831
Grantor's Name and Address

Tomar Holdings LLC
1021 N Market Plz Ste 107-163
Pueblo West, CO 81007
Grantee's Name and Address

When Recorded Mail Document
And Tax Statement To :
Tomar Holdings LLC
1021 N Market Plz Ste 107-163
Pueblo West, CO 81007

2020-002432

Klamath County, Oregon

02/28/2020 08:13:03 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Statutory Warranty Deed

James J Slaven, Jr,
(GRANTORS), does hereby convey and warrant to
Tomar Holdings LLC, a Colorado limited liability company, as (GRANTEES),

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE) free of encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 28, BLOCK 128, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true and actual consideration for this conveyance is **\$3,200**. (Here comply with requirements of ORS 93.030)

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: 02-27-2020

BY: [Signature]
James J Slaven, Jr

DATED: _____

BY: _____

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)
) ss.
COUNTY OF Orange)

On 02/27/2020, before me, Skylar Loyal Knowlton / Notary Public personally appeared James J Slaven, Jr, 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]

Notary Public

My Commission Expires: 12/23/2022

