

**2020-002435**

**Klamath County, Oregon**

**02/28/2020 08:15:33 AM**

**Fee: \$87.00**

Jack C Martin  
15971 Dundalk Ln  
Huntington Beach CA 92647  
**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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### **Statutory Warranty Deed**

**Jack C. Martin and Donna M. Martin,**  
(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 32, Block 8 of Sprague River Valley Acres, as per plat recorded in records of said county.**

**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 **\$2,360.** (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: 2-27-2020

BY: [Signature]  
Jack C. Martin

DATED: 2-27-2020

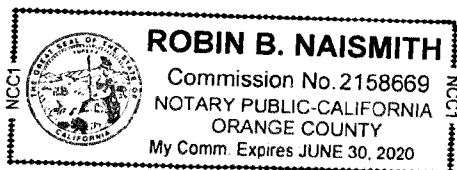
BY: [Signature]  
Donna M. Martin

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 27<sup>th</sup> FEBRUARY, 2020, before me, ROBIN B. NAISMITH, Notary Public, personally appeared Jack C. Martin and Donna M. Martin, 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: 6/30/2020