

**2020-005502**

**Klamath County, Oregon**

05/01/2020 09:38:56 AM

Fee: \$87.00

Recording Requested By:  
**Marilyn J Sevigny**

**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

## **Warranty Deed**

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Marilyn J. Sevigny and Thomas N. Sevigny**, (GRANTORS), does hereby convey to **Tomar Holdings LLC**, a Colorado limited liability company as (GRANTEES),

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE):

**Lot 1, Block 72, Klamath Falls Forest Estates Highway 66 Unit Plat No.3, situated in Section 10, Township 38 South, Range 11 East of the Willamette Meridian, 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.

**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: 3-27-2020

DATED: 3-27-2020

BY: Marilyn J Sevigny  
Marilyn J Sevigny

BY: Thomas N Sevigny  
Thomas N Sevigny

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 COLORADO )  
COUNTY OF PUEBLO ) ss.

On MARCH 27, 2020, before me, RACHELLE TURNER, Notary Public, personally appeared Marilyn J Sevigny and Thomas N Sevigny, 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.

**RACHELLE TURNER**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
NOTARY ID 20094023138  
My Commission Expires July 23, 2021

I certify under PENALTY OF PERJURY under the laws of the State of Colorado that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Rachel Turner  
Notary Public

My Commission Expires: 07/23/2021