

2020-005871

Klamath County, Oregon

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Fee: \$87.00

Document prepared by:

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

Mail recorded document to:

Catherine A. Wingenroth, 1023 E Trenton Ave., Orange, CA 92867

Send all future tax statements to:

Catherine A. Wingenroth, 1023 E Trenton Ave., Orange, CA 92867

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

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 7 day of May, 2020, by and between:

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

("grantor"), and

Catherine A. Wingenroth, an Unmarried Woman, and Ross A. Morton, a Single Man, as Joint Tenants
with Rights of Survivorship
1023 E Trenton Ave., Orange, CA 92867

("grantee"). THE GRANTOR, for the true and actual consideration of \$3,950.00

Three Thousand Nine 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

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>Rachael Mueller</u>	Signature: _____
Print Name: <u>Rachael Mueller</u>	Print Name: _____
Capacity: <u>Member</u>	Capacity: _____
Signature: _____	Signature: _____
Print Name: _____	Print Name: _____
Capacity: _____	Capacity: _____

STATE OF Oregon }
COUNTY OF Multnomah }

On this 9th of May, 2020 before me, a notary public, personally appeared
Rachael Mueller, Member of SE Holdings, LLC

_____, 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

[Signature]
Notary Public
Jonah Schuster
Print name
January 23, 2021
My commission expires on

