

2020-007420

Klamath County, Oregon

06/17/2020 03:49:42 PM

Fee: \$87.00

Tomar Holdings LLC
1021 N Market Plz Ste 107-163
Pueblo West, CO 81007

Grantor's Name and Address

Joseph D Huwe and Tracy L Huwe
1506 Monroe St,
Oregon City, OR 97045

Grantee's Name and Address

When Recorded Mail Document

And Tax Statement To :

Joseph D Huwe and Tracy L Huwe
1506 Monroe St,
Oregon City, OR 97045

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Statutory Warranty Deed

Tomar Holdings LLC, a Colorado limited liability company (GRANTORS),

does hereby convey and warrant to

Joseph D Huwe and Tracy L Huwe, Joint Tenancy with Right of Survivorship, 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 **\$5,000**. (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: 6/17/2020

TOMAR HOLDINGS LLC

BY: Thomas N. Sevigny, Manager
Thomas N. Sevigny, Manager

DATED: _____

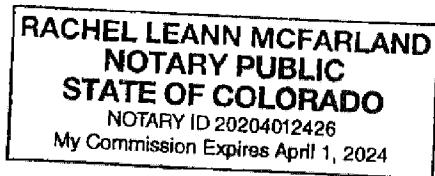
BY: _____

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 Colorado)
COUNTY OF Pueblo) ss.
)

On June 17, 2020, before me, Rachel McFarland,
personally appeared 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.

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 McFarland

NotaryPublic

My Commission Expires: 04/01/2024