



2020-009136

Klamath County, Oregon

07/27/2020 10:26:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Tomar Holdings LLC

1021 N Market Plaza, Ste. 107-163

Pueblo, CO 81007

Until a change is requested all tax statements shall be sent to the following address:

Tomar Holdings LLC

1021 N Market Plaza, Ste. 107-163

Pueblo, CO 81007

File No. 385847AM

STATUTORY WARRANTY DEED

Joe P. Lansden,

Grantor(s), hereby convey and warrant to

Tomar Holdings LLC, a Colorado Limited Liability Company,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 7, Block 3, Tract 1155, Twin River View, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$4,200.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 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.

Dated this 23rd day of July, 2020.


Joe P. Lansden

State of _____ } ss
County of _____ }

On this _____ day of _____, 2020, before me, _____ a Notary Public in and for said state, personally appeared Joe P. Lansden, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

SEE ATTACHED

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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.

County of VENTURA

S.S.

On 07-23-2020 before me, ROBERT D. CRUSTIE

Name of Notary Public: Tisha

personally appeared JOE P. LANDREY

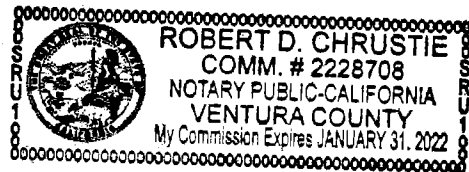
Name of Signer: _____

Name of Signer: 123

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

Signature of Notary Public

Signature of Notary Public



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Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____ Ex

STATUTORY WARRANTY DEED

containing _____ pages, and dated _____

☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

Tides

☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Notwithstanding the foregoing, the following is a representation:

Method of Signer Identification

☐ form(s) of identification ☐ credible witness(es)

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)
