

2020-009861

Klamath County, Oregon

08/10/2020 02:18:11 PM

Fee: \$92.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Marcelo Alvarado and Sylvia Mendoza

PO BOX 10711

YAKIMA WA 98909

WARRANTY DEED

THE GRANTOR(S),

- Frontier Equity Properties, LLC an Arizona Limited Liability Company,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Marcelo Alvarado and Sylvia Mendoza, PO BOX 10711, YAKIMA WA 98909,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID

Recorder:Legal Description

R293355 SPRAGUE RIVER VALLEY ACRES, BLOCK 5, LOT 19

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey

the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 8/10/22



Mark Podolsky

Frontier Equity Properties, LLC an Arizona Limited Liability Company
10810 N. Tatum Blvd Ste 102-817
Phoenix, AZ 85028

STATE OF NEVAD
COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 10 day of

August, 2020 by Grantor.

Raelyn K Santos

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires

4/21/2022

