

**2020-016569**

**Klamath County, Oregon**

**12/21/2020 08:18:01 AM**

**Fee: \$87.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Choose Land LLC  
10810 N Tatum Blvd Ste 102867  
Phoenix, AZ 85028

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**WARRANTY DEED**

THE GRANTOR(S),

- Jason Hoffman with a mailing address of 4703 Sweetwater Pl Fairfield,  
CA 94534,

for and in consideration of: 4000 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Choose Land LLC, a California Limited Liability Company with a mailing  
address of 10810 N Tatum Blvd Ste 102867 Phoenix, AZ 85028,  
the following described real estate, situated in the County of Klamath, State of Oregon:

325927

Block 37, Lot 6 of the 4th addition to Nimrod River Park as shown on map in official  
records of said county.

APN: 3610 001C0 03300

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:**

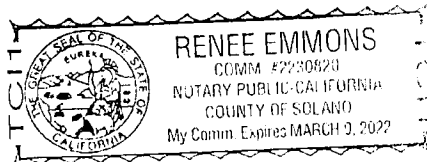
DATED: 12/18/2020

[Signature]

Jason Hoffman  
4703 Sweetwater Pl  
Fairfield, CA 94534

STATE OF CA  
COUNTY OF Solano, ss:

This instrument was acknowledged before me on this 18 day of December, 2020 by Jason Hoffman.



[Signature]

Notary Public  
Signature of person taking  
acknowledgment

Notary public  
Title (and Rank)

My commission expires 03/09/2022  
RE