

2020-016570

Klamath County, Oregon

12/21/2020 08:19:01 AM

Fee: \$87.00

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

WARRANTY DEED

THE GRANTOR(S),

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

for and in consideration of: 3900 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:

347716

Block 49, Lot 54 of the 4th Addition to Nimrod River Park as shown on map of official
records of said County.

APN: R3611-009AO-01800-000

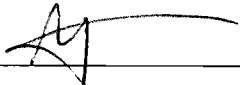
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the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



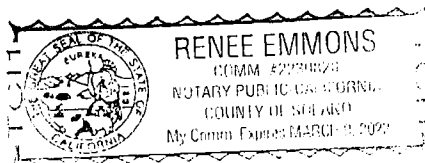
Jason Hoffman
4703 Sweetwater Pl
Fairfield, CA 94534

STATE OF CA
COUNTY OF Solano, ss:

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



Notary Public
Signature of person taking
acknowledgment



Notary public
Title (and Rank)

My commission expires 03/09/2022

