

2021-003849

Klamath County, Oregon

03/16/2021 09:11:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Petrichor Properties LLC, (The Land Foundry)
10810 N Tatum Blvd Ste 102-706
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S),

- Allen Kehl and Cathy A. Kehl, husband and wife as joint tenants

for and in consideration of \$5,000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Petrichor Properties, LLC with a mailing address of 10810 N Tatum Blvd Ste
102-706 Phoenix, AZ 85028,
the following described real estate, situated in the County of Klamath, State of Oregon:

KLAMATH FOREST ESTATES 1ST ADDITION BLK-52 LOT-4

Parcel # R272911

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: 7/21/2020

[Signature]
Allen Kehl
2410 W 6TH ST, RUSSELLVILLE, AR
72801

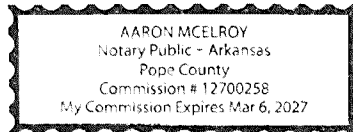
Grantor Signatures:

DATED: 7-21-20

[Signature]
Cathy A. Kehl
2410 W 6TH ST, RUSSELLVILLE, AR
72801

STATE OF Am Pope AR
COUNTY OF Pope, ss:

This instrument was acknowledged before me on this 21ST day of JUL,
2020 by .



[Signature]

Notary Public
Signature of person taking
acknowledgment

FSR - Notary Public
Title (and Rank)

My commission expires 03-06-27