

2021-004258

Klamath County, Oregon

03/22/2021 01:18:00 PM

Fee: \$87.00

Document prepared by:

SE Holdings, LLC, 9450 SW Gemini Dr #42281, Beaverton, OR 97008

Mail recorded document to:

Richard and Megan Torres, 1705 Chemeketa St, NE Salem, Oregon, 97301

Send all future tax statements to:

Richard and Megan Torres, 1705 Chemeketa St, NE Salem, Oregon, 97301

Parcel ID#: R-3510-021D0-00900

WARRANTY DEED
(Pursuant to ORS 93.850)(2)

THIS WARRANTY DEED, made this 9th day of March, 2021, by and between:

SE Holdings, LLC, An Oregon Limited Liability Company
9450 SW Gemini Dr #42281
Beaverton, OR 97008

("grantor"), and

Richard and Megan Torres, as tenants by entirety, with right of survivorship.
1705 Chemeketa St NE
Salem, Oregon, 97301

("grantee"). THE GRANTOR, for the true and actual consideration of \$6,875.00

Six Thousand Eight Hundred and Seventy Five Dollars

(Here comply with the requirements of ORS 93.030.)

The receipt of which is hereby acknowledged, conveys and warrants unto the grantee the following described real property, situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein: (Enter Legal Description)

LOT NUMBER 13, BLOCK NUMBER 28

First Addition to Klamath Forest Estates

Source of Title:

Document # 13024

Recorded 11/6/2019

Commonly known as: None

(If there are to be exceptions to the covenants described in ORS 93.850 (2)(c), here insert such exceptions.)

SUBJECT to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Signed, sealed and delivered in presence of:

Signature: Rachael Mueller

Signature: _____

Print Name: Rachael Mueller

Print Name: _____

Capacity: Member

Capacity: _____

Signature: _____

Signature: _____

Print Name: _____

Print Name: _____

Capacity: _____

Capacity: _____

STATE OF Oregon }

COUNTY OF Multnomah }

On this 19th of March, 2021 before me, a notary public, personally appeared Rachael Mueller, Member of SE Holdings, LLC

_____, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged to me he/she/they freely executed the same.

Witness my hand and seal

Marie C. Gallaway
Notary Public

Marie C. Gallaway

Print name

July 02, 2023
My commission expires on

