

2021-015776

Klamath County, Oregon

10/19/2021 03:01:01 PM

Fee: \$92.00

After recording return to:
MAVERICK OF KLAMATH FALLS LLC
1920 Arthur Street, Office Manager
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
MAVERICK OF KLAMATH FALLS LLC
1920 Arthur Street, Office Manager
Klamath Falls, OR 97603

File No. 487925AM; NCT21071207

Map No. 3809-032AC-08000

STATUTORY WARRANTY DEED

Tom's Multi Service Inc., a California corporation
Grantor(s), hereby convey and warrant to

MAVERICK OF KLAMATH FALLS LLC, an Oregon limited liability company
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**Lots 6, 7 and 8 in Block 7 of Original Town of Linkville, new City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**


The true and actual consideration for this conveyance is \$10.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

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, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11th day of October, 2021

Tom's Multi Service Inc.,
a California corporation

By: 
Tom Um, President

See Attached Acknowledgment

AS
10/11/2021

State of Oregon
County of _____)

This instrument was acknowledged before me on _____ by **Tom Um as President of Tom's Multi Service Inc., a California corporation.**

Notary Public for the State of Oregon

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State Of: California

County Of: Alameda

On 10/11/2021, 2021 before me, A. Singh Bola, Notary Public, personally appeared,
Tom Um ————— X ————— X

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Singh Bola

Signature: A. Singh Bola



Title of Document: Statutory Warranty Deed

Total Number of Pages including Attachment: 03

Notary Commission Expiration Date: Sept 03, 2024

Notary Commission Number: 2333123