



2021-017739  
 Klamath County, Oregon  
 11/30/2021 01:47:01 PM  
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:  
 True Holdings LLC, an Oregon Limited Liability  
 Company  
 PO Box 63  
 West Linn, OR 97068

Until a change is requested all tax statements shall be  
 sent to the following address:  
 True Holdings LLC, an Oregon Limited Liability  
 Company  
 PO Box 63  
 West Linn, OR 97068  
 File No. 490757AM

**STATUTORY WARRANTY DEED**

**Joseph Michael Hohman and Nora Francis Hohman, Trustees of the Joseph Michael Hohman and Nora Francis Hohman, 2009 Trust, U.A.D. April 6, 2009,**

Grantor(s), hereby convey and warrant to

**True Holdings 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:

**The Northwesterly 55 feet of Lot 5 and the Northwesterly 55 feet of the Southwesterly 35 feet of Lot 6 in Block 50, Nichols Addition to the City of Klamath Falls, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of Block 50 aforesaid, being the corner of 10th and Jefferson Streets; thence Southeasterly along the Easterly line of 10th Street 55 feet; thence Northeasterly and parallel with Jefferson Street 100 feet; thence Northwesterly and parallel with 10th Street, 55 feet to Jefferson Street; thence Southwesterly along the Southerly line of Jefferson Street to the point of beginning.**

The true and actual consideration for this conveyance is \$252,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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:

87

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 24 day of November, 2021

Joseph Michael Hohman and Nora Francis Hohman 2009 Trust

By: [Signature] Date: 11/24/21  
Joseph Michael Hohman, Trustee

By: [Signature] Date: 11/24/21  
Nora Francis Hohman, Trustee

State of Oregon} ss.  
County of Klamath}

On this 24 day of November, 2021, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Joseph Michael Hohman and Nora Francis Hohman known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the Joseph Michael Hohman and Nora Francis Hohman 2009 Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 10/23/2022

