

2022-006374

Klamath County, Oregon

05/19/2022 12:36:01 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Arcadia Land Group, LLC
10810 N Tatum Blvd Ste 102-809
Phoenix, Arizona 85028

WARRANTY DEED

THE GRANTOR(S),

- Jeffrey Manglona and Norina Manglona, husband and wife as joint tenants
with rights of survivorship, 3051 SIMMS LN, TRACY, CA 95377,

for and in consideration of: \$10.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Arcadia Land Group, LLC, an Arizona Limited Liability Company
with a mailing address of 10810 N Tatum Ste 102-809, Phoenix, AZ 85028,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 12, Block 14, Oregon Pines situated in Section 10C, Township 35 South, Range 11
East of the Williametter Meridian, Klamath County, Oregon Parcel
#R-3511-010C0-02600-000 Acc# R277051

R-3511-010C0-02600-000

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:

5/18/22

Jeffrey Manglona
3051 SIMMS LN, TRACY, CA 95377

Grantor Signatures:

DATED:

5/18/22

Norina Manglona
3051 SIMMS LN, TRACY, CA 95377

STATE OF California
COUNTY OF Stanislaus, ss:

This instrument was acknowledged before me on this 18 day of May, 2022 by Jeffrey Manglona and Norina Manglona, husband and wife as joint tenants with rights of survivorship.

Sukhvinder Pal Singh
Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 12/17/2022

