

2022-006472

Klamath County, Oregon

05/23/2022 12:19:01 PM

Fee: \$87.00

Recording Requested By:

Rogue Riches, LLC
4516 E Hwy 20 #174
Niceville, FL 32578
Ph: 408-480-0663

After Recording Return

To and Mail Tax:

TDP Holdings, LLC
6200 Rockside Woods Blvd, Ste. 215
Independence, Ohio 44131
Ph: 216-925-5125

WARRANTY DEED

Property Appraiser's Parcel Identification No. R327970, R297262

This Warranty Deed, Executed this 19 day of May, 2022,

By **Melissa Simpson and Karen Newmyer, as owners of Rogue Riches, LLC**, whose address is 4516 E Hwy 20 #174, Niceville, FL 32578, hereinafter called the GRANTOR:

To **TDP Holdings, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd., #215, Independence, OH 44131, hereinafter called the GRANTEE:

Witnesseth, That the said Grantor, for true and actual consideration of \$6,100.00, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in the County of Klamath, State of Oregon, viz:

APN R327970

LOT 1, BLOCK 34, FOURTH ADDITION TO NIMROD RIVER PARK. SITUATED IN THE COUNTY OF KLAMATH IN THE STATE OF OREGON.

APN R297262

LOT 54, BLOCK 15, TRACT 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TO HAVE AND TO HOLD the premises unto the Grantee, its successors and assigns, in fee simple forever.

And the Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that at and until the ensembling of these presents, the land is free and clear from all liens and encumbrances whatsoever by, from, through, or under Grantor, except (i) taxes and assessment, both general and special, which are a lien but not yet due and payable, (ii) zoning regulations and ordinances, (iii) such easements, conditions, reservations, restrictions, and other matters of record; and that Grantor will WARRANT AND DEFEND the land, unto Grantee, its successors and assigns, against all lawful claims of all persons claiming by, through, or under Grantor, except as above set forth.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year as written below.

Melissa Simpson, Owner, Grantor

Melissa Simpson
Grantor Signature

Melissa Simpson
Grantor Printed Name

Cathy Johnson
Witness 1 Signature

Cathy Johnson
Witness 1 Printed Name

Andrea Johnson
Witness 2 Signature

Andrea Johnson
Witness 2 Printed Name

Karen Newmyer, owner, Grantor

Karen Newmyer
Grantor Signature

Karen Newmyer
Grantor Printed Name

Cathy Johnson
Witness 1 Signature

Cathy Johnson
Witness 1 Printed Name

Andrea Johnson
Witness 2 Signature

Andrea Johnson
Witness 2 Printed Name

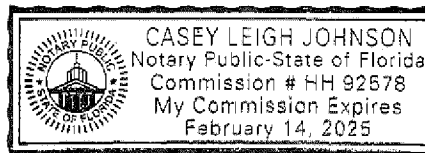
STATE OF FLORIDA

COUNTY OF Florida

The foregoing instrument was acknowledged before me this 19 day of May, 2022, by Melissa Simpson and Karen Newmyer.

(NOTARY SEAL)

Cathy Leigh Johnson
Notary Public
Cathy Leigh Johnson
Printed Name



Personally Known _____ OR Produced Identification X

Type of Identification Produced FIDL