

2022-008547

Klamath County, Oregon

07/13/2022 01:31:01 PM

Fee: \$122.00

When Recorded Return to :

Mail Tax Statement to:

Daintree Acres LLC

10810 N Tatum Blvd Ste
102-632

Phoenix AZ-85028

**WHEN RECORDED
MAIL TO:**

Daintree Acres LLC,
10810 N. Tatum Blvd., Suite 102-632,
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR, **Mary Kathryn Weber, Trustee of the Falduto Family Trust** for and in consideration of \$10000.00 grants, bargains, sells, conveys and warrants to the GRANTEE, **Daintree Acres LLC, as SenthilRaj V, being the managing member,** with a tax mailing address of 10810 N. Tatum Blvd., Suite 102-632, Phoenix, AZ 85028, the following described real estate situated in the County of Klamath, State of Oregon:

The Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 5, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property ID: 343667

Map/ Tax Lot: 3611-005C0-01000-000

SUBJECT TO: Current 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.

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

*page 1 of 2
(one of two)*

Warranty Deed

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.

Being that Deed from Grantor to Grantee for :

Property ID: 343667

Map/ Tax Lot: 3611-005C0-01000-000

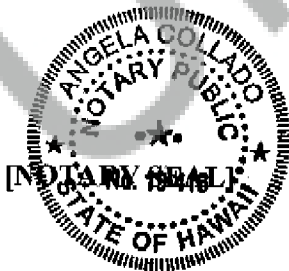
EXECUTED this 12th day of July, 2022.

Grantor: Mary Kathryn Weber
Mary Kathryn Weber, Trustee of the
Falduto Family Trust

STATE OF HAWAII

COUNTY OF Hawaii, ss

The foregoing instrument was acknowledged before me on this 12th day of July, 2022, by Mary Kathryn Weber, Trustee of The Falduto Family Trust, who acknowledged such instrument to be her free and voluntary act and deed, and on oath stated that she is duly authorized to execute such instrument.



Signature: [Signature]
Printed Name: Angela Collado
Notary Public in and for the State of Hawaii
3rd Judicial Circuit

NOTARY PUBLIC CERTIFICATION
Angela Collado Third Judicial Circuit
Doc. Description: Warranty Deed

No. of Pages: 2 Date of Doc. 7/12/2022

[Signature] 7/12/2022
Notary Signature Date

My commission Expires 10/10/2023



Page 2 of 2
(two of two)

TRUSTEE'S CERTIFICATE

STATE OF Hawaii

COUNTY OF Hawaii SS:

The undersigned certifies the following as of this date:

1. That the **Falduto Family Trust**, was established under a certain Declaration of Trust dated Nov. 1999 ("Trust");
2. That **Mary Kathryn Weber** is the current and sole Trustee under the Trust;
3. That Trust owns the real property known as The Southwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 5, Township 36 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Property ID: 343667

Map/ Tax Lot: 3611-005C0-01000-000

4. That the Trust has not been altered, amended, revoked or terminated;
5. That pursuant to said Trust, and upon the direction of the beneficiaries of the Trust, the Trustees have full right, power and authority to sell, convey, assign or mortgage or otherwise dispose of all or any part of the Real Property;

Page One of Two
(1 of 2)

Trustee's Certificate

IN WITNESS WHEREOF, this Certificate has been signed as of this 12th day of July, 2022.

Mary Kathryn Weber
Mary Kathryn Weber

Sworn to and subscribed before me this 12th day of July, 2022.



[NOTARY SEAL]

Notary Signature: [Signature]

Printed Name: Angela Collado

Notary Public in and for the State of Hawaii

My Commission Expires 10/13/2023



NOTARY PUBLIC CERTIFICATION
Angela Collado, Third Judicial Circuit
Doc. Description: Trustee Certificate

No. of Pages: 2 Date of Doc: 7/12/2022

[Signature] 7/12/2022
Notary Signature Date

My Commission Expires 10/13/2023

page 2 of 2
(two of two)