

2022-009116

Klamath County, Oregon

07/26/2022 08:23:01 AM

Fee: \$117.00

When Recorded Return to :

Mail Tax Statement to:

Daintree Acres LLC

10810 N Tatum Blvd Ste
102-632

Phoenix AZ-85028

AFTER RECORDING, RETURN TO:
Daintree Acres LLC
10810 N. Tatum Blvd, STE 102-632
Phoenix, AZ 85028

WARRANTY DEED

Jesus F. Garcia and Esmeralda G. Garcia, Husband and Wife, with an address of 986 Camborne Dr., Manteca, CA 95336 ("Grantor"), hereby grants, bargains, sells conveys and warrants to **DAINTREE ACRES LLC, SENTHILRAJ VENKATASUBRAMANIAM**, Managing Member, whose address is 10810 N. Tatum Blvd, STE 102-632, Phoenix, AZ 85028, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as:

Lot 21, Block 94, Klamath Falls Forest Estates Hwy 66 Unit, Plat #4

Assessors Acct # 393372 Code 036

Map & Tax Lot #3711-025B0-00600

The true consideration for this conveyance is \$9,000.00.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws t2010.

Being that Deed from Grantor to Grantee for:

PROPERTY ID : 393372

MAP/TAX LOT : #3711-02580-00600

DATED this 23 day of July, 2022.

Grantor(s)


Jesus F. Garcia


Esmeralda G. Garcia

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Joaquin

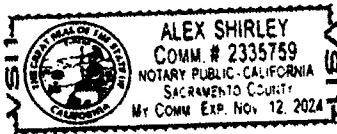
On 7/23/22 before me, Alex Shirley public notary
Date Here Insert Name and Title of the Officer

personally appeared JESUS F Garcia Esmeralda G. Garcia
Name(s) of Signer(s)

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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.



Place Notary Seal and/or Stamp Above

Signature [Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed Property ID 393572

Document Date: 7/23/22 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____