

**2022-009808**

**Klamath County, Oregon**

08/12/2022 09:03:01 AM

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

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**WARRANTY DEED**

Property Appraiser's Parcel Identification No. R327970, R297262

This Warranty Deed, Executed this 18 day of July, 2022

THE GRANTOR(S), **Rogue Riches, LLC**, an Oregon Limited Liability Company with a mailing address of 4516 E. Highway 20, #174; Niceville, FL 32578 for and in consideration of: Ten Dollars grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

**TDP Holdings, LLC**, an Ohio Limited Liability Company, whose address is 6200 Rockside Woods Blvd., #215, Independence, OH 44131, the following described real estate situated in the County of Klamath, State of Oregon:

**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

[Signature]  
Grantor Signature

Melissa Simpson  
Grantor Printed Name

[Signature]  
Witness 1 Signature

Cary Johnson  
Witness 1 Printed Name

[Signature]  
Witness 2 Signature

Andrew A Johnson  
Witness 2 Printed Name

Karen Newmyer, owner, Grantor

[Signature]  
Grantor Signature

Karen Newmyer  
Grantor Printed Name

[Signature]  
Witness 1 Signature

Cary Johnson  
Witness 1 Printed Name

[Signature]  
Witness 2 Signature

Andrew A Johnson  
Witness 2 Printed Name

STATE OF FLORIDA

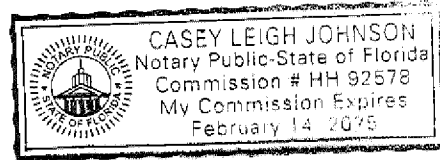
COUNTY OF okaloosa

The foregoing instrument was acknowledged before me this 18 day of July, 20 22 by Melissa Simpson and Karen Newmyer.

(NOTARY SEAL)

[Signature]  
Notary Public

Casey Leigh Johnson  
Printed Name



Personally Known \_\_\_\_\_ OR Produced Identification X

Type of Identification Produced FLDL