

2023-000299

Klamath County, Oregon

01/13/2023 03:16:01 PM

Fee: \$87.00

Recording Requested By:
Jonathan Ortiz

**When Recorded Mail Document
And Tax Statement To :**
Jonathan Francisco Ortiz
15000 Downey Ave. #335
Paramount, CA 90723

Parcel: R466864

Tax Lot: R-3811-011DO-02400-000

Statutory Warranty Deed

Tomar Holdings LLC, a Colorado limited liability company (GRANTORS),
does hereby convey and warrant to
Jonathan Francisco Ortiz and Jonathan Augustin Ortiz, not as tenants in common but with the right of
survivorship, as (GRANTEES),

the following described real property situated in the area of Klamath (COUNTY), Oregon (STATE) free of
encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 28 Block 122 Klamath Falls Forest Estates Hwy 66 Plat #4, Klamath County, Oregon

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way
and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none
other, subject to the matters above set forth.

The true and actual consideration for this conveyance is \$8,925. (Here comply with requirements of ORS 93.030)

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Page 2 of 2

Parcel: R466864

Tax Lot: R-3811-011DO-02400-000

Legal: Lot 28 Block 122 Klamath Falls Forest Estates Hwy 66 Plat #4, Klamath County, Oregon

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Tomar Holdings LLC, a Colorado Limited Liability Company

DATED: 1/13/2023

BY: Thomas N Sevigny
Thomas N Sevigny, Manager

DATED: 1-13-2023

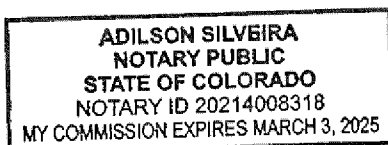
BY: Marilyn J Sevigny
Marilyn J Sevigny, Manager

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 Colorado)
COUNTY OF Pueblo) ss.

On 1/13/2023, before me, Adilson Silveira,
personally appeared Marilyn J Sevigny and Thomas N Sevigny, 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.

I certify under PENALTY OF PERJURY under the
laws of the State of **Colorado** that the foregoing
paragraph is true and correct.



WITNESS my hand and official seal.

Signature: Adilson Silveira
Notary Public

My Commission Expires: March 3, 2025