

2023-000773

Klamath County, Oregon

02/06/2023 08:59:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Bear Fruit Properties
500 Westover Dr #19615
Sanford, North Carolina 27330

WARRANTY DEED

THE GRANTOR(S),

- Sharon Stommel, Trustee of the Stults-Stommel Family Trust, April 18, 2014., 7738 MAYHEWS LANDING RD, NEWARK, CA 94560,

for and in consideration of: \$4500 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Bear Fruit Properties, LLC, a Wisconsin Limited Liability Company with a mailing address of 6568 Wendell Way, DeForest WI 53532, the following described real estate, situated in the County of Klamath, State of Oregon:

ALL THE REAL PROPERTY SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS: Block 31, Lot 53, of 4 addition to Nimrod River Park.

Assessor's Parcel Number:

329914 (3610-012B0-01500)

Subject to existing 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; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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 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.

Grantor Signatures:

DATED: 02/03/2023

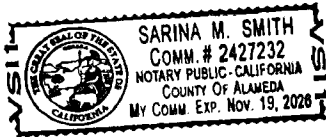
Sharon Stommel
7738 MAYHEWS LANDING RD, NEWARK, CA 94560

Grantor Signatures:

DATED: _____

STATE OF CALIFORNIA
COUNTY OF ALAMEDA, ss:

This instrument was acknowledged before me on this 3 day of FEBRUARY, 2023 by Sharon Stommel, Trustee of the Stults-Stommel Family Trust, April 18, 2014.



[Signature]
Notary Public
Signature of person taking
acknowledgment

NOTARY PUBLIC
Title (and Rank)

My commission expires 11.19.2026

ALL-PURPOSE ACKNOWLEDGMENT

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 ALAMEDA

} SS.

On 02-03-2023, before me, SARINA MARIE SMITH, Notary Public,

DATE

personally appeared SARON SE STUMMEL, 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER _____
☐ PARTNER(S) _____
☐ ATTORNEY-IN-FACT _____
☐ GUARDIAN/CONSERVATOR _____
☐ SUBSCRIBING WITNESS _____
☐ OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

WARRANTY DEED
TITLE OR TYPE OF DOCUMENT
3
NUMBER OF PAGES
02-03-2023
DATE OF DOCUMENT

SIGNER (PRINCIPAL) IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT
THUMBPRINT
OF
SIGNER

OTHER

