

TICOR TITLE

470323085940-AC

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Stephanie Pena

GRANTEE'S NAME:
PoMo Properties Inc

AFTER RECORDING RETURN TO:
Order No.: 470323085940-AC
Matthew Wayne Eagleton
PoMo Properties Inc
3085 Lodi Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
PoMo Properties Inc
3085 Lodi Street
Klamath Falls, OR 97603-7021

APN: 547661
Map: R-3909-011Aa-01000-000

3085 Lodi Street, Klamath Falls, OR 97603-7021

2023-003643

Klamath County, Oregon

05/12/2023 11:46:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Stephanie Pena, Grantor, conveys and warrants to **PoMo Properties Inc**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Tract 20, INDEPENDENCE TRACTS, in the the County of Klamath, State of Oregon.
EXCEPTING THEREFROM the East 100 feet thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED THOUSAND AND NO/100 DOLLARS (\$100,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 5-9-23


Stephanie Pena

State of California
County of Alameda

This instrument was acknowledged before me on May 9, 2023 by Stephanie Pena.

Claudia Paz
Notary Public - State of ~~Oregon~~ California

My Commission Expires: July 3, 2024

