

This document prepared by, and after recording return tax bill to:

Erick Joseph Haglund

PO Box E Sprague River, Oregon 97639

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2023-003867

Klamath County, Oregon

05/22/2023 10:23:01 AM

Fee: \$87.00

## Warranty Deed

FOR VALUABLE CONSIDERATION OF and other good and valuable consideration, Petrichor Properties, LLC hereinafter referred to as "Grantor", for consideration paid, does hereby convey, with warranty covenants, unto Erick Joseph Haglund, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See Exhibit A

SUBJECT TO all reservations, restrictions, easements and encumbrances of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs assigns forever, with all appurtenances thereunto belonging.

### Acknowledgment for natural persons

IN WITNESS WHEREOF, the Grantor, this the 19 day of MAY, 2023



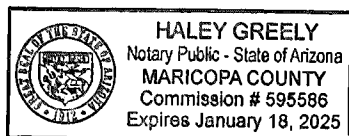
Michael Bolbach Managing Member of Petrichor Properties, LLC

COUNTY OF MARICOPA, STATE OF ARIZONA, ss, Scottsdale

The foregoing instrument was acknowledged before me this 19 day of May, 2023 by Michael Bolbach

My Commission Expires: 01-18-2025

Public Notary: Haley Greely



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 2010.

## Exhibit A

Legal Description: KLAMATH FOREST ESTATES 1ST ADDITION BLK-41 LOT-1

Lot 1, Block 41, First Addition to Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN: 267856