



THIS SPACE RESERVED FOR

2023-003886

Klamath County, Oregon

05/22/2023 01:40:01 PM

Fee: \$92.00

After recording return to:

Double J Farms LLC

552 Via Con Dios

Camarillo, CA 93010

Until a change is requested all tax statements shall be sent to the following address:

Double J Farms LLC

552 Via Con Dios

Camarillo, CA 93010

File No. 561787AM

### STATUTORY WARRANTY DEED

**Double J. Farms, LLC, a Nevada Limited Liability Company, as to a portion; and Eduardo G. Gomes and Amber D. Gomes, as Tenants by the Entirety, as to a portion,**

Grantor(s), hereby convey and warrant to

**Double J Farms LLC, a Nevada Limited Liability Company,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Unsurveyed Parcel 2 Land Partition 35-21 being a replat of Parcel 2 of Land Partition 24-02 and Parcel 2 of Land Partition 35-97, being situated in the NW1/4 of Section 12, The NE1/4 and the NW1/4 of Section 11, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded July 19, 2022 in Instrument 2022-008772, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$150,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, 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.

Dated this 4 day of May, 2023

Eduardo G. Gomes  
Eduardo G. Gomes

Amber D. Gomes  
Amber D. Gomes

State of Oregon } ss  
County of Klamath }

On this 4 day of May, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Eduardo G. Gomes and Amber D. Gomes, known or identified to me to be the person(s) whose name(s) ~~is~~ are subscribed to the within Instrument and acknowledged to me that ~~he~~ ~~she~~ /they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025



Double J Farms LLC

By: \_\_\_\_\_  
Russell L. Cochran, Managing Member

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of April, 2023, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Russell L. Cochran, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

