

THIS SPACE RESERVED FOR

2023-003886Klamath 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 195.301, 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

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREC	GON LAWS 2010.
Dated this	•
Eduardo G. Gomes	
Amber D. Gomes	
State of Oregon } ss	
On this day of April; 2023, before me, Emily (country of Klamath) On this day of April; 2023, before me, Emily (country of Klamath)	
subscribed to the within Instrument and acknowledged to me tha IN WITNESS WHEREOF, I have hereunto set my hand and affi	
Notary Public for the State of Oregon Residing at: Klamath Falls OR Commission Expires: 9 27 2025	OFFICIAL STAMP EMILY JEAN COE NOTARY PUBLIC-OREGON COMMISSION NO. 1016938 MY COMMISSION EXPIRES SEPTEMBER 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, appeared Russell L. Cochran, known or identified to me to be the Instrument and acknowledged to me that he/she/they executed sa IN WITNESS WHEREOF, I have hereunto set my hand and affi above written.	me.
Notary Public for the State of	
Residing at.	
Commission Expires:	

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, OBEGON LAWS 2010.

EAWS 2009, AND SECTIONS 2 TO 1, CHAI TER CONSCION EAWS 2010	
Dated this day of MUM , , , , , , , , , , , , , , , , , ,	
batto this any or	<i>I</i> *
Eduardo G. Gomes	
Amber D. Gomes	
State of Oregon } ss	
County of Klamath}	
	Natura Duklie in and for gold state margonally
On this day of April, 2023, before me, a	Notary Public in and for said state, personally
appeared Eduardo G. Gomes and Amber D. Gomes, known or identified to me to	ented come
subscribed to the within Instrument and acknowledged to me that he/she/they exec	ultu same.
IN WITNESS WHEREOF have hereunto set my hand and affixed my official se	at the day and year in this confidence inst
above written.	
Notary Public for the State of Oregon	
Residing at: Klamath Falls OR	
Commission Expires:	
Continuosion Expires:	
Double J Farms J	
Ву:	
Russell L. Cochran, Managing Member	
$\mathcal{O}\Lambda$	
State of A ss	
County of Watur }	
On this 15 day of April, 2023, before me, Marka Munito a	Notary Public in and for said state, personally
appeared Russell L. Cochran, known or identified to me to be the person(s) whose	
Instrument and acknowledged to me that he/she/they executed same.	indicated and an analysis of the second
IN WITNESS WHEREON, I have hereunto set my hand and affixed my official s	eal the day and year in this certificate first
above written.	• • • •
above without	
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Notary Public for the State of	MARTHA MURILLO 9
Residing at: //entra	COMM. # 2404838 \$
Commission Expires: 5-24-26	NOTARY PUBLIC-CALIFORNIA R
	VENTURA COUNTY My Commission Expires MAY 24, 2026
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