



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Roger Schlogel and Anna Sokolowski
21854 E. Misty Lane
Queen Creek, AZ 85142

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

Roger Schlogel and Anna Sokolowski
21854 E. Misty Lane
Queen Creek, AZ 85142
File No. 582289AM

STATUTORY WARRANTY DEED

Paradise Hill Development, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Roger Schlogel and Anna Sokolowski, as Tenants by the Entirety,

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:

Parcel 1 of Land Partition 5-23, being a replat of Lot 28 of "Tract 1316-Paradise Hill" situated in the Northwest 1/4 and Northeast 1/4 of Section 6, Township 38 South, Range 9 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed June 28, 2023 in 2023-004976 records of Klamath County.

The true and actual consideration for this conveyance is \$125,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 14 day of July 2023

Paradise Hill Development LLC

By: Mark R. Wendt
Mark Wendt, Managing Member

State of Oregon} ss
County of Klamath}

On this 14 day of July, 2023, before me Jenny Brazil, a Notary Public in and for said state, personally appeared Mark Wendt known or identified to me to be the Managing Member in the Limited Liability Company known as Paradise Hill Development who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

JAB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

