

2023-010005

Klamath County, Oregon

11/20/2023 12:35:01 PM

Fee: \$87.00

APN: 3507-017BD-02100
WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
MiCo Holdings LLC
5842 McFadden Ave Unit K
Huntington Beach, California 92649

WARRANTY DEED

THE GRANTOR(S),

- PAUL J CARBAJAL & DONNA M CARBAJAL, 2300 E 26th St, Vancouver,
WA 98661,

for and in consideration of: 4200 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- MiCo Holdings LLC, a California-based company
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 20 in Block 33, TRACT 1184 - OREGON SHORES UNIT 2 FIRST ADDITION, according
to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon. APN: R234936 MapTaxLot: R-3507-017BD-02100-000

3507-017BD-02100

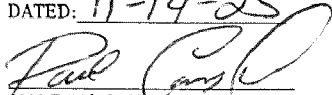
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

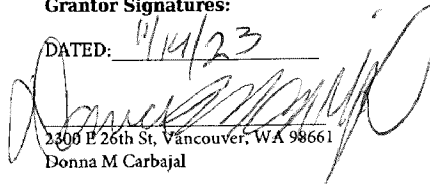
DATED: 11-14-23



2300 E 26th St, Vancouver, WA 98661
Paul J Carbajal

Grantor Signatures:

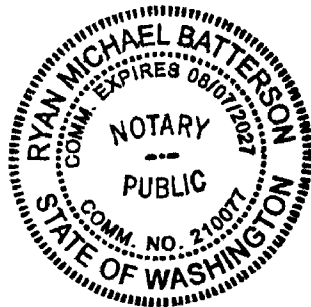
DATED: 11/14/23



2300 E 26th St, Vancouver, WA 98661
Donna M Carbajal

STATE OF Washington
COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 14 day of November, 2023 by CARBAJAL PAUL J & CARBAJAL DONNA M.





Notary Public
Signature of person taking
acknowledgment

Notary publ.c
Title (and Rank)

My commission expires 8-7-27