

Recording Requested By:
Jose Jesus Casas

**When Recorded Mail Document
And Tax Statement To :**

Jose Jesus Casas
2252 Burnside Side St.
Simi Valley, CA 93065

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Statutory Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Tomar Holdings LLC**, a Colorado limited liability company, (GRANTORS),

does hereby convey to **Jose Jesus Casas** (GRANTEES),

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE):

Lot 1, Block 72, Klamath Falls Forest Estates Highway 66 Unit Plat No.3, situated in Section 10, Township 38 South, Range 11 East of the Williamette Meridian, Klamath County, Oregon

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true and actual consideration for this conveyance is \$11,715

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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.

Tomar Holdings LLC

DATED: 12/8/23

BY: [Signature]

Thomas N. Sevigny, Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA

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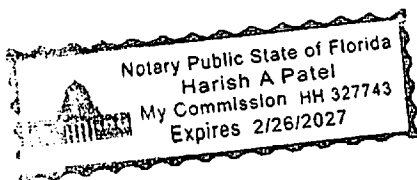
) ss.

COUNTY OF DUVAL

)

On 8 DEC 2023, before me, HARISH A PATEL,
personally appeared Thomas N Sevigny, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Signature: [Signature]

Notary Public

My Commission Expires: 26 FEB 2027