

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
JOSE MONTOYA and ROSIE VALENCIA
85 Manzanita Drive
Rogue River, OR 97537

WARRANTY DEED

THE GRANTOR(S),
- Home BASE Properties, LLC, a Wisconsin Limited Liability
Company with a tax mailing address of 935 Oak Timber Drive, Onalaska,
Wisconsin 54650,

for and in consideration of: \$19400 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Jose Montoya and Rosie Valencia, as Joint Tenants with Rights of
Survivorship,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel ID: 3811-016C0-00500

LEGAL DESCRIPTION: LOT 13, BLOCK 60, KLAMATH FALLS FOREST ESTATES,
HIGHWAY 66, PLAT 2, KLAMATH COUNTY, OREGON

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: 1/8/2024

Scott Bossman

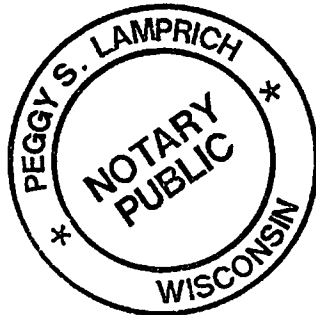
Scott Bossman, Manager/Member
Home BASE Properties, LLC
935 Oak Timber Drive
Onalaska, WI 54650

Grantor Signatures:

DATED: _____

STATE OF Wisconsin
COUNTY OF Kalocrosse, ss:

This instrument was acknowledged before me on this 8th day of January, 2024 by Scott Bossman, Manager/Member Home BASE Properties, LLC.



Peggy S. Lamprich
Notary Public

Signature of person taking
acknowledgment

MSR
Title (and Rank)

My commission expires 8-25-2027