



THIS SPACE RESERVED FOR

2024-000914
Klamath County, Oregon
02/05/2024 03:10:01 PM
Fee: \$87.00

After recording return to:

Pasos Management, LLC, a California Limited
Liability Company
4887 Pasadena Ave.
Sacramento, CA 95841

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

Pasos Management, LLC, a California Limited
Liability Company
4887 Pasadena Ave.
Sacramento, CA 95841
File No. 620582AM

STATUTORY WARRANTY DEED

Michel Paul Coleman and Kim E. Coleman, with rights of Survivorship,

Grantor(s), hereby convey and warrant to

Pasos Management, LLC, a California 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:

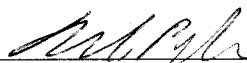
**Lot 118, Third Addition to Sportsman Park, filed December 20, 1957, Plat number 11-275-T,
Klamath Country, Oregon**


The true and actual consideration for this conveyance is \$30,000.00.

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 195.300, 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 1st day of February, 2024

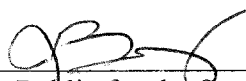

Michel Paul Coleman


Kim E. Coleman

State of Oregon } ss
County of Klamath }

On this 1st day of February, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Michel Paul Coleman and Kim E. Coleman, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


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

