

2024-001948

Klamath County, Oregon



00326067202400019480030034

03/14/2024 10:14:03 AM

Fee: \$92.00

After recording, return to:

Clayton Holloway
1136 S. 39th St.
Springfield, OR 97478

Until a change is requested,
all tax statements should be sent to:

Clayton Holloway
1136 S. 39th St.
Springfield, OR 97478

WARRANTY DEED

Under ORS 93.850

The grantor,
Mattie May LLC.
433 E. Rawhide
Gilbert, AZ 85296

for the true and actual consideration of (\$5,000.00)
Five thousand Dollars and 0/100.

CONVEYS AND WARRANTS to the grantee,
Clayton T. Holloway, a married man, as tenant by enitrety, of
1136 S. 39th St.
Springfield, OR 97478

the following described real property, free of encumbrances, except as specifically
set forth herein:
KLAMATH COUNTY, NIMROD RIVER PARK 5TH ADDITION, BLOCK 56,
LOT 9

Parcel ID: 340731

And commonly known as: Vacant Land in Chiloquin, OR 97624

Source of Title:

Being the same property conveyed by Special Warranty Deed to William R Pickron to Mattie May LLC., recorded October 10th, 2009 in the records of Klamath County Clerk, Oregon. ID #013628

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this _____ day of _____, 20____, in the presence of:

[Signature]

Signature
William R. Pickron

Print Name
Grantor (Sole Member of Mattie May LLC.)

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Arizona
COUNTY OF Maricopa

On this 31st day of January, 2024, before me, Notary Public in and for said state, personally appeared William R. Pickron TW

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: [Signature]

Print Name: Tanya L Wilson

Title: Public Notary

My Commission Expires: July 2, 2027

