



2024-002897
Klamath County, Oregon
04/17/2024 11:43:02 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Scott Collinsworth and Kimberly Collinsworth

928 N 6th St.

Klamath Falls, OR 97601

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

Scott Collinsworth and Kimberly Collinsworth

928 N 6th St.

Klamath Falls, OR 97601

File No. 628938AM

STATUTORY WARRANTY DEED

Conquest Investments LLC & TSJ Investments Management LLC,

Grantor(s), hereby convey and warrant to

Scott Collinsworth and Kimberly Collinsworth, as Tenants by the Entirety,

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 1 in Block 13, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, and the
Northeasterly rectangular 10 feet of Lot 2 adjoining Lot 1 in Block 13, FIRST ADDITION TO
CITY OF KLAMATH FALLS, in the County of Klamath and State of Oregon.**

The true and actual consideration for this conveyance is \$270,000.00.

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 12 day of April, 2024

Conquest Investments, LLC., a Oregon Limited Liability Company

By: [Signature]
Zane Puffenbarger, Member

By: [Signature]
Elizabeth Puffenbarger, Member

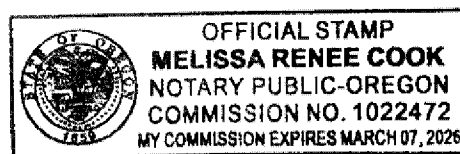
State of Oregon} ss
County of Klamath}

On this 12 day of April, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Zane Puffenbarger & Elizabeth Puffenbarger known or identified to me to be the Members in the Limited Liability Company known as Conquest Investments, LLC., a Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26



Dated this 15th day of April, 2024.

TSJ Investments Management, LLC., a California Limited Liability Company

By: [Signature]
Anthony Williams, Member

By: [Signature]
Shannon Marie Williams, Member

State of _____ } ss
County of _____ }

On this _____ day of April, 2024, before me, _____ a Notary Public in and for said state, personally appeared Anthony Williams and Shannon Marie Williams known or identified to me to be the Members in the Limited Liability Company known as TSJ Investments Management, LLC., a California Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 _____
Residing at: _____
Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

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 California)
County of Los Angeles)
On April 15, 2024 before me, Viorica Marcu a Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Anthony Williams and Shannon Marie Williams
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Viorica Marcu
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: April 15, 2024 Number of Pages: 4
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Anthony Williams
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: Member

Signer Is Representing: TSJ Investments Management LLC

Signer's Name: Shannon Marie Williams
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☒ Other: Member

Signer Is Representing: TSJ Investments Management LLC