

2024-003487

Klamath County, Oregon

05/06/2024 12:40:02 PM

Fee: \$87.00

APN: 3507-017BD-02100
WHEN RECORDED RETURN TO: MAIL
TAX STATEMENT TO:
Kimberly Hewitt and Candace Hewitt
4060 Stephen Drive,
North Highlands, CA 95660

WARRANTY DEED

THE GRANTOR(S),

- MiCo Holdings LLC, A California-based company located at 5842 McFadden Ave
Unit K Huntington Beach, CA 92649

for and in consideration of: 8000 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Kimberly Hewitt and Candace Hewitt,
the following described real estate, situated in the County of Klamath, State of Oregon:

3507-017BD-02100

Lot 20 in Block 33, TRACT 1184 - OREGON SHORES UNIT 2 FIRST ADDITION, according
to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon. APN: R234936 MapTaxLot: R-3507-017BD-02100-000

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: 04-29-24

X Corey Sullivan

Corey Sullivan
MiCo Holdings LLC
5842 McFadden Ave Unit K
Huntington Beach, California 92649

Grantor Signatures:

DATED: N/A

STATE OF MA
COUNTY OF NORFOLK, ss:

This instrument was acknowledged before me on this 29 day of APRIL,
2024 by Corey Sullivan, MiCo Holdings LLC



Ken J Weber
Notary Public
Signature of person taking
acknowledgment

NOTARY
Title (and Rank)

My commission expires 04-11-2025