

2024-003974

Klamath County, Oregon

05/20/2024 03:12:02 PM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Eileen VerHulst 2016 Gulfstream Drive, Modesto, CA 95350

SEND TAX STATEMENTS TO:

Eileen VerHulst 2016 Gulfstream Drive, Modesto, CA 95350

SPECIAL WARRANTY DEED

Petrichor Properties, LLC, with an address of __10810 N TATUM BLVD 102-706

PHOENIX, AZ 85028 (“Grantor”), conveys and specially warrants to Eileen

Verlhurst, for and in consideration of \$9,250 whose address is:

2016 Gulfstream Drive, Modesto, CA 95350, (“Grantee”), the following

described real property (the “Property”) free of encumbrances created or

suffered by the grantor, except as specifically set forth herein: Land in


KLAMATH County, Oregon, described more particularly as follows:

Legal Description:KLAMATH FOREST ESTATES 1ST ADDITION BLK-52 LOT-4

Parcel ID: 272911

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


DATED this 20th day of May, 2024.



Grantor: Michael Bolbach, Managing
Member of Petrichor Properties, LLC

Arizona
STATE OF ~~OREGON~~

COUNTY OF Maricopa


The foregoing instrument was acknowledged before me on this 20th day of May, 2024, by ~~Amos Stevens~~ Michael Bolbach, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Printed Name: AMOS STEVENS
Notary Public in and for the State of ~~Oregon~~
Arizona

