

Recording Requested By:
Tomar Holdings LLC

**When Recorded Mail Document
And Tax Statement To :**
Michael F Wells and Kim E Hess
3320 Bristol Ave., Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Statutory Warranty Deed

Tomar Holdings LLC, a Colorado limited liability company (GRANTORS),
does hereby convey and warrant to,
Michael F Wells and Kim E Hess, as joint tenancy with right of survivorship (GRANTEES),

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE):

**Lots 21 Block 120, Klamath Falls Forest Estates Highway 66 Unit, Plat No.4, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon**

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way
and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none
other, subject to the matters above set forth.

The true and actual consideration for this conveyance is \$8,448

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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:

5/23/2024

Tomar Holdings LLC

BY:

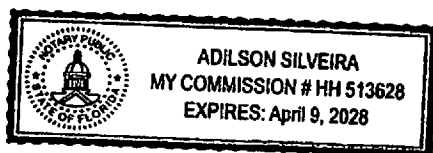
Thomas N. Sevigny, Manager

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 Florida)
) ss.
COUNTY OF Duval)

On 5/23/2024, before me, Adilson Silveira,
personally appeared Thomas N Sevigny, 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 Florida that the foregoing
paragraph is true and correct.



WITNESS my hand and official seal.

Signature: _____
NotaryPublic

My Commission Expires: April 9, 2028