

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Summit Side Properties, LLC
500 Westover Drive #18296
Sanford, North Carolina 27330

WARRANTY DEED

THE GRANTOR(S),

- Debbra Hess and Michele Fregoso, 19620 RED BANK RD, RED BLUFF,
CA 96080,

for and in consideration of: 10.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Summit Side Properties, LLC, an Alabama Limited Liability
Company with a mailing address of 500 Westover Drive #18296 Sanford,
North Carolina 27330,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 34, Block 31, Tract No. 1184, OREGON SHORES UNIT #2, FIRST ADDITION, in the
County of Klamath, State of Oregon

R235588

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: 6/3/2024

Debbra Hess

Debbra Hess
19620 RED BANK RD, RED BLUFF, CA 96080

Grantor Signatures:

DATED: 6-3-2024

Michele Fregoso

Michele Fregoso
19620 RED BANK RD, RED BLUFF, CA 96080

STATE OF _____

COUNTY OF _____, SS:

This instrument was acknowledged before me on this ____ day of _____, ____ by Debbra Hess and Michele Fregoso.

** see attached
for CA Notary*

Notary Public

Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA NOTARY ACKNOWLEDGEMENT

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 TEHAMA

On 6/3/2024 before me, ALMA EMIGH NOTARY PUBLIC, personally appeared Debra Hess and Michele Fregoso 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



(Seal)

