

2024-007865

Klamath County, Oregon

09/09/2024 11:31:02 AM

Fee: \$87.00

Tomar Holdings LLC
1021 N Market Plz Ste 107-563
Pueblo West, CO 81007

Grantor's Name and Address

Buyer Name & Address

Paige Martinusen
2601 Indian Creek Rd
Shady Cove, OR 97539

When Recorded Tax Statement To :

Paige Martinusen
2601 Indian Creek Rd
Shady Cove, OR 97539

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
Paige Martinusen and David Martinusen, with Joint Tenancy with Right of Survivorship (GRANTEES),

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE) free of
encumbrances except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 32, Block 8 of Sprague River Valley Acres, as per plat recorded in records of said county.

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 **\$8,580.00** (Here comply with requirements of ORS 93.030)

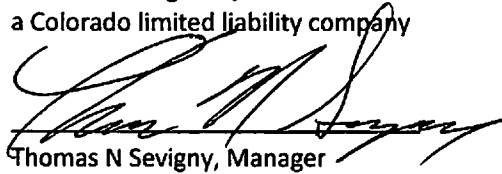
Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED : 9/6/2024

Tomar Holdings LLC,
a Colorado limited liability company


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 9/6/2024, before me, HARISH A PATEL,
personally appeared Thomas N. Sevigny, Manager of Tomar Holdings, LLC, a Colorado limited liability company 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: 26 FEB 2027

