

470324090755-AC

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Joseph R. Roque and Margaret Fleming, as
Trustees of the Roque-Fleming Family Trust

GRANTEE'S NAME:

Panther Equity Advisors, LLC

AFTER RECORDING RETURN TO:

Order No.: 470324090755-AC

Vincent Daniel Murphy

Panther Equity Advisors, LLC

9 Faunbar Ave Unit 1

Winthrop, MA 02152

SEND TAX STATEMENTS TO:

Panther Equity Advisors, LLC

9 Faunbar Ave Unit 1

Winthrop, MA 02152

APN/Parcel ID(s): 874568

Tax/Map ID(s): R-3507-007Db-00700-000

Vacant Land, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph R. Roque and Margaret Fleming, as Trustees of the Roque-Fleming Family Trust, Grantor, conveys and warrants to Panther Equity Advisors, LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 2, Tract No. 1279, First Addition to Monte Vista Ranch, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$13,500.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2024-009483

Klamath County, Oregon

10/30/2024 01:49:01 PM

Fee: \$87.00

TICOR TITLE

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/18/2024

The Roque-Fleming Family Trust

BY: Joseph R. Roque
Joseph R. Roque, Trustee

BY: Margaret Fleming
Margaret Fleming, Trustee

State of California
County of Los Angeles

This instrument was acknowledged before me on October 18, 2024 by Joseph R. Roque and Margaret Fleming as ~~Trustees of the Roque-Fleming Family Trust~~.

V. Munoz
Notary Public - State of California

My Commission Expires: 11/05/2025

