



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Gloriosa J. Komba
3617 Rio Vista Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Gloriosa J. Komba
3617 Rio Vista Way
Klamath Falls, OR 97603
File No. 658823AM

STATUTORY WARRANTY DEED

JP Ervine, LLC, an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Gloriosa J. Komba,
Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

Lot 11, Block 14, Tract 1079, Sixth Addition to Sunset Village, 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 \$410,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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: December 9, 2024

JP Ervine, LLC, an Oregon Limited Liability Company

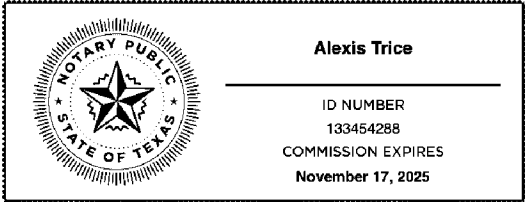
By: Matthew Ervine
Matthew Ervine, Member

State of Texas } ss
County of Harris }

On this 10th day of December, 2024, before me, Alexis Trice Notary Public, State of Texas a Notary Public in and for said state, personally appeared Matthew Ervine known or identified to me to be the Member in the Limited Liability Company known as JP Ervine, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Alexis Trice
Notary Public for the State of Texas
Residing at: Harris County, TX
Commission Expires: 11/17/2025



Electronically signed and notarized online using the Proof platform.

Dated: December 9, 2024

JP Ervine, LLC, an Oregon Limited Liability Company

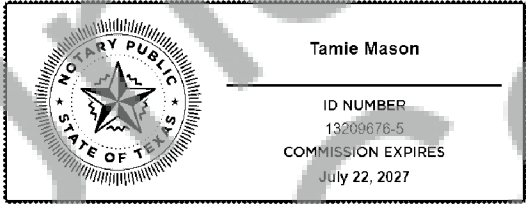
By: David Ervine
David Ervine, Member

State of Texas } ss
County of Brazoria }

On this 10th day of December, 2024, before me, Tamie Mason a
Notary Public in and for said state, personally appeared David Ervine known or identified to me to be the
Member in the Limited Liability Company known as JP Ervine, LLC, an Oregon Limited Liability Company
who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC
name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.

Tamie Mason
Notary Public for the State of Texas
Residing at: Brazoria
Commission Expires: 07/22/2027



Electronically signed and notarized online using the Proof platform.

Dated: December 9, 2024

JP Ervine, LLC, an Oregon Limited Liability Company

By: Elisabeth Zaiger
Elisabeth Zaiger, Member

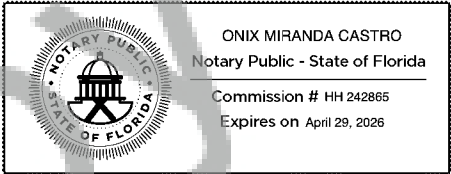
State of Florida } ss
County of Miami Dade }

On this 9th day of December, 2024, before me, Onix Miranda Castro a
Notary Public in and for said state, personally appeared Elisabeth Zaiger known or identified to me to be the
Member in the Limited Liability Company known as JP Ervine, LLC, an Oregon Limited Liability Company
who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC
name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this
certificate first above written.

Elisabeth Zaiger, Produced DRIVER LICENSE as Identification.

Onix Miranda Castro
Onix Miranda Castro
Notary Public for the State of Florida
Residing at: 9415 Sunset Dr, Miami, FL 33173
Commission Expires: 04/29/2026



Notarized remotely online using communication technology via Proof.

Dated: December 9, 2024

JP Ervine, LLC, an Oregon Limited Liability Company

By: Jacob Ervine
Jacob Ervine, Member

State of Virginia } ss
County of /City of Norfolk }

On this 10th day of December, 2024, before me, Sharon Simone Williams a Notary Public in and for said state, personally appeared Jacob Ervine known or identified to me to be the Member in the Limited Liability Company known as JP Ervine, LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sharon Simone Williams
Sharon Simone Williams
Notary Public for the State of Virginia Electronic Notary Public
Residing at: City of Norfolk, Virginia
Commission Expires: 09/30/2028

WITNESS my hand and official seal



Notarized remotely online using communication technology via Proof.