



THIS SPACE RESERVED FOR RECORDER'S USE

2025-003411

Klamath County, Oregon

05/07/2025 11:42:01 AM

Fee: \$87.00

After recording return to:

Twin Rock Investments, LLC, a Nevada

Limited Liability Company

63 Via Pico Plaza #544

San Clemente, CA 92672

Until a change is requested all tax statements
shall be

sent to the following address:

Twin Rock Investments, LLC, a Nevada

Limited Liability Company

63 Via Pico Plaza #544

San Clemente, CA 92672

File No. 1000349

STATUTORY WARRANTY DEED

Michael Lee Chavarriaga, Grantor(s), hereby convey and warrant to

Twin Rock Investments, LLC, a Nevada Limited Liability Company,

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 6 in Block 17A of Tract 1113 Oregon Shores Unit 2 as shown on the map filed on December 9,
1977 in Volume 21, page 20 of Maps in the office of the County Recorder of said County.**

The true and actual consideration for this conveyance is \$6,000.00.

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.

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: 575 125

Michael Chavarriaga
Michael Lee Chavarriaga

State of Oregon } ss
County of Deschutes }

On this 5 day of May, 2025, before me, Jeffery C Schopfer, a Notary Public in and for said state, personally appeared Michael Lee Chavarriaga, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

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

[Signature]

Notary Public for the State of Oregon

Residing at: Deschutes County

Commission Expires: 6-14-2025

