

2025-003483

Klamath County, Oregon



00341652202500034830030039

05/09/2025 09:45:33 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Farmer Family Land Company
10810 N Tatum Blvd Ste 102-1006
Phoenix, Arizona 85028

WARRANTY DEED

THE GRANTOR(S),

- HEINTZMAN PATRICIA G, 3910 EDENWOOD DR, SAN JOSE, CA 95121,

for and in consideration of: 4600 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Farmer Family Land Company, LLC, a Colorado Limited Liability
Company with a mailing address of 10810 N Tatum Blvd Ste 102-1006
Phoenix, AZ 85028,

the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 16, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon

3507-007DC-00500

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: 5/1/25

Patricia G. Heintzman
HEINTZMAN PATRICIA G

3910 EDENWOOD DR, SAN JOSE, CA 95121

STATE OF _____
COUNTY OF _____, ss:

This instrument was acknowledged before me on this ____ day of _____,
____ by HEINTZMAN PATRICIA G.

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

**SEE ATTACHED
NOTARY CERTIFI-
CATE**

**STATE OF CALIFORNIA
COUNTY OF SANTA CLARA**

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Santa Clara }

On May 1, 2025 before me, Carol A. deOlde-Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Patricia G. Heintzman
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature Carol A. deOlde
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: May 1, 2025 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer is Representing: _____