

**2025-004502**

**Klamath County, Oregon**



00342874202500045020040042

06/12/2025 02:22:06 PM

Fee: \$97.00

After recording, return to:

ZemliTerra LLC, a Washington  
Limited Liability Company  
6727 Martin Luther King Jr. Way S  
Suite M #1085  
Seattle, WA 98118

Until a change is requested,  
all tax statements should be sent to:

ZemliTerra LLC, a Washington  
Limited Liability Company  
6727 Martin Luther King Jr. Way S  
Suite M #1085  
Seattle, WA 98118

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Kathleen Thibodeau as to an undivided 50% interest and Joann T. Miyazaki as to  
an undivided 50% interest as Tenants in Common  
3327 E. Toni Dr.  
West Covina, CA 91791

for the true and actual consideration of to convey title  
to convey title

CONVEYS AND WARRANTS to the grantee,  
ZemliTerra LLC, a Washington Limited Liability Company  
6727 Martin Luther King Jr. Way S Suite M #1085  
Seattle, WA 98118

the following described real property, free of encumbrances, except as specifically  
set forth herein:

Lot 20 in Block 47, FIRST ADDITION TO KLAMATH FOREST ESTATES,  
according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

Parcel ID: R268748

And commonly known as: APN 3510-026C0-04600

**Source of Title:**

Being the same property conveyed by Grant Deed from Marie L. Marlow to Wilfred Oshiro recorded on June 29, 1993 in the office of the County Clerk of Klamath County, Oregon as Vol M93 and Page 15507.

**This conveyance is made subject to:**

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 5<sup>th</sup> day of June, 2025, in the presence of:

Kathleen Thibodeau  
Signature  
Kathleen Thibodeau  
Print Name  
Individual  
Capacity

Joann T. Miyazaki  
Signature  
Joann T. Miyazaki  
Print Name  
Individual  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF California  
COUNTY OF Los Angeles

On this 5 day of June, 2025, before me, Notary Public in and for said state, personally appeared Kathleen Thibodeau & Joann T. Miyazaki,

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me they freely executed the same.

Signature: \_\_\_\_\_  
Print Name: Alexandra V. Motu  
Title: Notary Public  
My Commission Expires: July 1, 2027

Please See Attached For  
California Civil Code Section  
1189 Compliant  
Acknowledgment

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Los Angeles }

On June 5, 2025 before me, Alexandra V. Mota, Notary Public,  
(Here insert name and title of the officer)

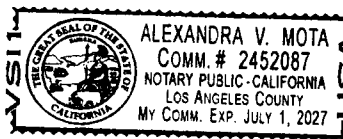
personally appeared Kathleen Thibodeau & Joann T. Miyazaki,  
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose  
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that  
he/~~she/they~~ executed the same in his/~~her/their~~ authorized 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.

Alexandra V. Mota  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 06/05/2025

### CAPACITY CLAIMED BY THE SIGNER

- ☒ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.