

2025-005353

Klamath County, Oregon

RECORDING REQUESTED BY, AND
WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:



00343884202500053530020021

06/30/2025 11:39:13 AM

Fee: \$92.00

Allison Kolibas
5695 Calle Sencillo
Camarillo, CA 93012

KEY#: R361726

GRANT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MONTEMAR ASSOCIATES, LTD.

HEREBY GRANTS TO

Allison Kolibas

THE REAL PROPERTY IN THE CITY OF unincorporated area Sprague River Valley Acres, COUNTY OF KLAMATH,
STATE OF OREGON, described as

**Lot 21, Block 19, Sprague River Valley Acres, as per plat recorded in records of Klamath County, State of
Oregon.**

Key# R361726

DATED 6/20/2025

Christopher J. Hoffman
Montemar Associates, Ltd.

State of Arizona, County of Maricopa:

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.

On 06/20/2025, before me, Paul Abati, Notary Public,
personally appeared Christopher J. Hoffman

personally known to me (or 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 their entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL,

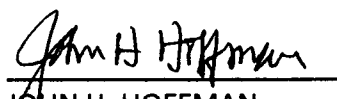


Additional Information for Statement of Partnership Authority,
MONTEMAR ASSOCIATES, LTD.:

The undersigned, constituting the two partners of MONTEMAR ASSOCIATES, LTD., a general partnership created und the laws of the State of California on or about February 20, 1985, hereby make this certificate, to wit:

- 1) The name of the partnership is MONTEMAR ASSOCIATES, LTD.
- 2) The names of the partners are JOHN H. HOFFMAN and STEPHANIE L HOFFMAN.
- 3) The persons named in item 2 of this certificate are all of the partners of said partnership.
- 4) In addition to the two partners named in item 2 of this certificate, CHRISTEPHER J. HOFFMAN (a son of the two partners) is also authorized on behalf of the partnership to execute, acknowledge and deliver all agreements and documents of any kind or nature, and all instruments of conveyance.

Executed 11/30/2023 at Mesa, AZ.


JOHN H. HOFFMAN


STEPHANIE L. HOFFMAN


CHRISTEPHER J. HOFFMAN

State of Arizona, County of Maricopa:

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.

On 11/30/2023, before me, Diana L. Johnson, Notary Public,
personally appeared John H. Hoffman Stephanie L. Hoffman Christopher J. Hoffman
personally known to me (or 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 their entity upon behalf
of which the person(s) acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL,

