



THIS SPACE RESERVED FOR RECORDER'S USE

2025-009275
Klamath County, Oregon
10/16/2025 03:02:01 PM
Fee: \$92.00

After recording return to:
Rebecca Clemmer
228 Vista View Drive
Cloverdale, CA 95425

Until a change is requested all tax statements shall be sent to the following address:
Rebecca Clemmer
228 Vista View Drive
Cloverdale, CA 95425
File No. 1020465

STATUTORY WARRANTY DEED

Forefathers Capital 1028 Main Street Investor LLC, an Alaska Limited Liability Company, Grantor(s), hereby convey and warrant to

Rebecca Clemmer ,

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:

The Easterly 20 feet of the Northerly 113 feet of Lot 10, Block 49 and Westerly 13 feet of the Northerly 113 feet of Lot 11, Block 49 in NICHOLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING any portion in the alley.

The consideration paid for the transfer is \$115,000.00, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: 10/14/2025

By: *R J*
Robert Janda, Managing Member of Forefathers Capital, LLC, Member of Forefathers Capital 1028 Main Street Investor LLC, an Alaska Limited Liability Company

State of Nevada
County of Clark

On this 14th day of October 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Robert Janda, known or identified to me to be the Managing Member in the Limited Liability Company known as Forefathers Capital LLC, Member of Forefathers Capital 1028 Main Street Investor LLC and acknowledged to me that he/she/they executed the foregoing instrument 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.

Carlos Pittman
Notary Public for the State of Nevada
Residing at: County of Clark
Commission Expires: 03/07/2029

