

2013-009863

Klamath County, Oregon

08/28/2013 01:17:21 PM

Fee: \$42.00

1st 2117142 ALF



After recording return to:  
Kayla K Sha  
4618 Boardman Ave  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:

Kayla K Sha  
4618 Boardman Ave  
Klamath Falls, OR 97603

File No.: 7021-2117142 (ALF)  
Date: June 28, 2013

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Kaja Holdings LLC, a Delaware limited liability company**, Grantor, conveys and warrants to **Kayla K Sha**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lots 13 and 14, Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$66,000.00**. (Here comply with requirements of ORS 93.030)

42-F

APN: R519200

Statutory Warranty Deed  
- continued

File No.: 7021-2117142 (ALF)

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 this 27 day of August, 2013.

Kaja Holdings LLC, a Delaware limited liability company

By: \_\_\_\_\_

STATE OF

South Carolina  
Oregon

County of

Klamath Richland )ss.

This instrument was acknowledged before me on this 27 day of August, 2013 by Alex Szkaradek as Managing Member of Kaja Holdings LLC, on behalf of the limited liability company.



State of South Carolina  
Notary Public  
Courtney Chavis  
My Commission Expires 12/29/2021

Notary Public for Oregon  
My commission expires:

South Carolina