



THIS SPACE RESERVED FOR RE

2017-011660

Klamath County, Oregon

10/13/2017 01:56:00 PM

Fee: \$47.00

After recording return to:

James Andropoulos LLC, a Florida Limited Liability
Company

PO Box 955

Tarpon Springs, FL 34688

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

James Andropoulos LLC, a Florida Limited Liability
Company

PO Box 955

Tarpon Springs, FL 34688

File No. 195040AM

STATUTORY WARRANTY DEED

GGD Oakdale LLC, a California Limited Liability Company,

Grantor(s), hereby convey and warrant to

James Andropoulos LLC, a Florida Limited Liability Company,

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:

**Parcel 3 of Land Partition 4-17, replat of a portion of Lots 36 and 43 Enterprise Tracts situate in NW1/4
NW1/4, Section 3, Township 39 South, Range 09 East of the Willamette Meridian, Klamath County,
Oregon recorded July 10, 2017 in 2017-007664, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$50,000.00**.

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 this 11TH day of October, 2017.

GGD Oakdale LLC, a California Limited Liability Company

By: [Signature]
Sanjiv Chopra, Managing Member

State of CALIFORNIA } ss
County of ALAMEDA }

On this 11TH day of October, 2017, before me, DENISE DRAPER a Notary Public in and for said state, personally appeared Sanjiv Chopra known or identified to me to be the Managing Member in the Limited Liability Company known as GGD Oakdale LLC, a California Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same 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.

[Signature: Denise Draper]
Notary Public for the State of CALIFORNIA
Residing at: MODESTO, CA
Commission Expires: 6/22/2021

