

2017-013223

Klamath County, Oregon

11/15/2017 12:43:26 PM

Fee: \$47.00

After recording please return to:

PY Properties LLC

3057 Nutley St. Suite 334

Fairfax, Virginia 22031

Mail tax statements to above:

File No.: **KLA8723**

STATUTORY WARRANTY DEED

Matthew Delrahim, Trustee, or Successor Trustee, under the MATTHEW DELRAHIM LIVING TRUST DATED NOVEMBER 9, 1993, as amended and restated on August 15, 2005 ,
Grantor(s), hereby convey and warrant to

PY PROPERTIES LLC, A Virginia 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:

Klamath Falls Forest Estates Hwy 66 Plat #4, Block 79, Lot 48

The true and actual consideration for this conveyance is **\$5,500.**

TO HAVE AND TO HOLD, all and singular the same together with the appurtenances unto
Grantee, and Grantee's successors and assigns forever.

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, in 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 13TH day of NOVEMBER, 2017

Matthew Delrahim, Trustee, or Successor Trustee, under the MATTHEW DELRAHIM LIVING TRUST DATED NOVEMBER 9, 1993, as amended and restated on August 15, 2005,

x [Signature] (Matthew Delrahim, Trustee)

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 11-13-17 before me, Olivia Macias

a Notary Public, personally appeared **Matthew Delrahim** who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

[Signature]
Signature of Notary Public



(Notary Public Seal)