

Recording requested by:  
Eliza Faison

  
00218924201800030090020026

03/20/2018 09:12:48 AM

Fee: \$47.00

and when recorded, please return this  
deed and tax statements to:

Eliza Faison

6522 N Williams Ave  
Portland OR 97217

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

Eliza Faison  
6522 N Williams Ave  
Portland OR 97217

Above reserved for official use only

**GENERAL WARRANTY DEED**

THE GRANTOR: VNMSDW LLC whose address is P.O. Box 1851 Rocklin, CA 95677, State of California FOR A  
VALUABLE CONSIDERATION, in the amount of \$500.00, hereby acknowledged to be the true and  
actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS to  
Eliza Faison Phase 2 Phase 1 LLC ("Grantee"), whose address is  
6522 N Williams Ave; Portland OR 97217 County of  
Multnomah, State of Oregon the following described  
real property in the County of Klamath State of Oregon, free of encumbrances except as specifically set forth  
herein:

**Legal Description:** Lot 48 of Block 6, in Oregon Pines, according to the Official Records on file in the  
Office of the County Clerk of said Klamath County, Oregon

APN: R-3511-009D0-02000-000      Acct: 782497

Subject to any mineral reservations of record. SUBJECT TO: Covenants, restrictions, easements, and zoning  
existing and/or of record, and subject to any facts an accurate inspection and survey may reveal. Grantor does not  
warranty availability, insurability or any restrictions or fees that may be imposed by any governmental entity or  
property owner's association (if any). Excepting certain subsurface rights of record, but without rights to surface  
entry. TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property  
unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE  
SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have,  
claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto  
the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person  
whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

EXECUTED this day of July 10, 20 17

Vitaliy Nechay  
VITALIY NECHAY FOR VNMSDW LLC

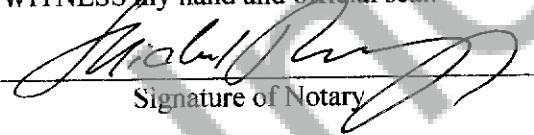
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Placer

On July 10, 20 17, before me, Michael Romanishin, notary public, personally appeared Vitaliy Nechay, who 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 the entity upon behalf of which the person(s) 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 of Notary

