

2018-012764

Klamath County, Oregon

10/18/2018 02:03:01 PM

Fee: \$92.00

WHEN RECORDED MAIL & SEND TAX STATEMENTS TO:

Lesley M. Booth
5351 1/2 East Webber Ave
Stockton, CA 95215

Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, Ofan Realty, LLC (GRANTEE), a Nevada Limited Liability Company whose address is 8022 S. Rainbow Blvd. STE 113 Las Vegas, NV 89139 (GRANTOR), does hereby convey to Lesley M. Booth, whose address is 5351 1/2 East Webber Ave Stockton, CA 95215, the following described real property situated in Klamath (COUNTY), Oregon (STATE):

That portion of Lot 6, Block 14, situated north and east of a point 5415 ft. from Northwest corner of said Lot 6, and South and West of a point E1035 ft. from the Northwest corner of said Lot 6, Block 14, Klamath Falls Forest Estates Sycan Unit. Also described as Lot 6-B, Block 14 as recorded in Klamath County, Oregon.

That portion of Lot 6, Block 14, situated North and West of a point that is N415 ft. from the Southeast corner of said Lot 6 and South and West of a point that is 1035 ft. East of the Northwest corner of Lot 6C, Block 14 of Klamath Falls Forest Estates Sycan Unit as recorded in Klamath County, Oregon.

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

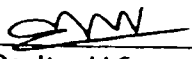
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

**Signature Page to
Follow**

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Dated: 10/15/2018

Grantor Signature:


Ofan Realty, LLC
By Noam Ofan, Managing Member

Acknowledgment of Individual

STATE OF California

COUNTY OF Contra Costa

On 10/15/18, before me, the undersigned Notary Public, personally appeared Noam Ofan, personally known to me (or 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.

WITNESS my hand and official seal.

See Acknowledgment
Notary Public

Printed Name: Jennifer Baker

My Commission Expires: April 27 2022

Commission # 2239979

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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: Contra Costa

On October 15, 2018 before me, **Jennifer Baker**, Notary Public, personally appeared, Noam Ofan

_____ 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 s/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/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.

lin Rn

Signature: Jennifer Baker



Title of Document: Warrant deed

Total Number of Pages including Attachment: 3

Notary Commission Expiration Date: April 27, 2022

Notary Commission Number: 2239979