

2020-002712

Klamath County, Oregon

03/03/2020 03:20:45 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Andrew Vaughan
622 McIntire Rd
Charlottesville, VA 22902

WARRANTY DEED

THE GRANTOR(S),

- Petrichor Properties, LLC, a New York Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102-706, Phoenix, AZ 85028

for and in consideration of: \$2,035 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Andrew Vaughan, who resides at 622 McIntire Rd, Charlottesville, VA 22902,
the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel # R237639

Legal Description: OREGON SHORES UNIT 2 1ST ADDITION TRACT 1184 BLK-30 LOT-23

Subject to existing 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 that 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. 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.

Grantor Signatures:

DATED: 03/03/20

MB

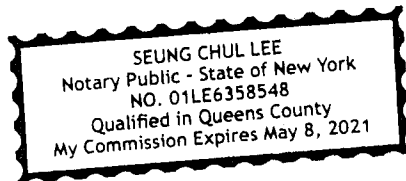
Michael Bolbach
The Land Foundry
10810 N Tatum Blvd Ste 102-706
Phoenix, AZ 85028

Grantor Signatures:

DATED: _____

STATE OF New York
COUNTY OF Manhattan, ss:

This instrument was acknowledged before me on this 3rd day of March,
2020 by Michael Bolbach The Land Foundry.



[Signature]
Notary Public
Signature of person taking
acknowledgment

FSR I
Title (and Rank)

My commission expires May 8th 2021