

2020-003146

Klamath County, Oregon

03/13/2020 09:29:58 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Andrew Vaughan

622 McIntire Rd Charlottesville, VA 2290

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: \$3,045 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 2290 the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel# - R264252

Legal Description: - KLAMATH FOREST ESTATES BLK-15 LOT-19

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: 3/12/20



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

Grantor Signatures:

DATED: _____

STATE OF New York
COUNTY OF Bronx, ss:

This instrument was acknowledged before me on this 12th day of March,
2020 by Michael Bolbach The Land Foundry.

JERISHAMIR TORRES
NOTARY PUBLIC-STATE OF NEW YORK
No. 01TO6378938
Qualified in Bronx County
My Commission Expires 08-06-2022


Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 08/06/2022