

2020-003808

Klamath County, Oregon



00256801202000038080040049

03/31/2020 09:31:30 AM

Fee: \$97.00

AFTER RECORDING, RETURN TO:

**Alexander Fathie
Goldstrike1888 LLC.
1825 Laurel Road
Cave Junction, Oregon 97523**

SEND TAX STATEMENTS TO:

**1825 Laurel Road
Cave Junction, Oregon 97523**

**STATUTORY WARRANTY DEED
(ORS 93.850)**

Noah and Alexander Fathie, with an address of #10 Cascade Creek Lane, Las Vegas, Nevada 89113 ("Grantor"), conveys and warrants to **Goldstrike1888 LLC**, whose address is 1825 Laurel Road, Cave Junction, Oregon 97523, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$10.00

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.

DATED this 13th day of March 2020

Grantors

By:

Alex Fathie

Alexander David Andre Fathie

By:

Noah A. A. Fathie

Noah A. A. Fathie

STATE OF NEVADA

COUNTY OF Clark ss.

The foregoing instrument was acknowledged before me on this 13 day of March, 2020, by Noah & Alexander Fathie, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.

Printed Name: Becky Gonzales

Becky Gonzales

Notary Public in and for the State of Nevada

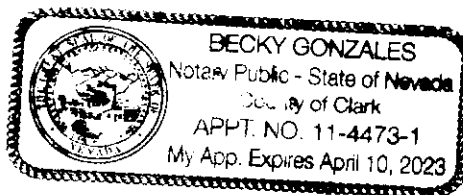


Exhibit A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

35S-7EE-18

Oregon Shores Unit 2, 1st Addition. Tract 1184
Block 44 Vacated, Lot 31, 32.

Map Number: 3507-018AA-03100

Subject to: Covenants, conditions, restrictions and/or easements if any affecting title, which may appear in the public record. Including those shown on any recorded plat or survey.

Warranty Deed Page 4 cont.

**Between Noah Fathie, Alexander Fathie AND Goldstrike1888
LLC.**

EXHIBIT B

No Encumbrances

**Note: The following names have been checked for Judgements,
Liens, And Bankruptcies.**

Noah Fathie & Alexander Fathie

3/13/2020