



THIS SPACE RESERVED FOR

2020-005190

Klamath County, Oregon

04/22/2020 02:53:34 PM

Fee: \$92.00

After recording return to:

Rebecca Rochelle Pye and Matthew Walter Pye

938 Lawnview St. NE

Keizer, OR 97303

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

Rebecca Rochelle Pye and Matthew Walter Pye

938 Lawnview St. NE

Keizer, OR 97303

File No. 365514AM

STATUTORY WARRANTY DEED

Ofan Realty LLC, a Nevada Limited Liability Company,

Grantor(s), hereby convey and warrant to

Rebecca Rochelle Pye and Matthew Walter Pye, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 34, Block 10, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according
to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of
Transportation by Warranty Deed recorded June 24, 2013 as 2013-007194**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3711-015C0-01700

The true and actual consideration for this conveyance is \$9,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 21 day of April, 2020.

Ofan Realty LLC, a Nevada Limited Liability Company

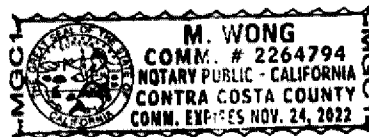
By: [Signature]
Noam Ofan, Manager

State of California, ss
County of Contra Costa

On this 21 day of April, 2020, before me, M. Wong a Notary Public in and for said state, personally appeared Noam Ofan known or identified to me to be the Managing Member in the Limited Liability Company known as Ofan Realty LLC, a Nevada Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

[Signature]
Notary Public for the State of California
Residing at: Contra Costa County
Commission Expires: 11/24/2022



ACKNOWLEDGMENT

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 April 21, 2020 before me, M. Wong, Notary Public
(insert name and title of the officer)

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 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 [Signature] (Seal)