

**WHEN RECORDED MAIL TO AND  
SEND TAX BILLS TO:**

Ofan Realty LLC  
8022 S. Rainbow Blvd #113  
Las Vegas, NV 89139

**2020-006689**

**Klamath County, Oregon**

06/02/2020 08:32:17 AM

Fee: \$92.00

**WARRANTY DEED**

THE GRANTOR(S), HARLEY ETSSEL WILMOT and BETTY LOU WILMOT, INITIAL TRUSTEES OF THE WILMOT FAMILY TRUST DATED NOVEMBER 2, 2002, for \$4100 consideration paid, grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Ofan Realty LLC, a Nevada Limited Liability Company with a mailing address of 8022 S. Rainbow Blvd Suite 113, Las Vegas, NV 89139, the following described real estate situated in the County of Klamath, State of Oregon:

**Legal Description:** LOT 18, BLOCK 113, Klamath Falls Forest Estates Highway 66 Unit, Plat 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**Property ID:** R403254

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. 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.

Signature Page to Follow

**Grantor(s) Signature(s)**

Signature: \_\_\_\_\_

Harley Etsel Wilmot, initial trustee  
of the Wilmot Family Trust dated November  
2, 2002

**Acknowledgment of Individual**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 06/01/2020 (date), by Harley Etsel Wilmot, who is personally known to me or who has produced

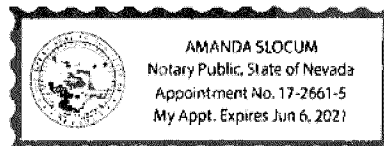
California Drivers License (type of identification) as identification.

\_\_\_\_\_  
**Notary Public**

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Commission # \_\_\_\_\_



**Grantor(s) Signature(s)**

Signature: Betty Lou Wilmot  
Betty Lou Wilmot, initial trustee of the  
Wilmot Family Trust dated November 2, 2002

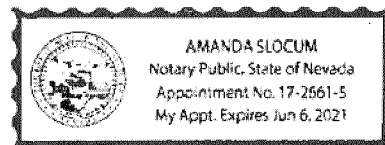
**Acknowledgment of Individual**

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 06/01/2020 (date), by Betty Lou Wilmot, who is personally known to me or who has produced California Drivers License (type of identification) as identification.

[Signature]

**Notary Public**



Printed Name: Amanda Slocum  
My Commission Expires: June, 6 2021  
Commission # 17-2661-5