

2020-012846

Klamath County, Oregon

10/07/2020 11:53:00 AM

Fee: \$87.00

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

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

WARRANTY DEED

THE GRANTOR(S), Land Hunter Group, LLC, a MD Limited Liability Company, for \$4,615 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 13, Block 81 Klamath Falls Forest Estates, Highway 66, Plat (Unit) 4

Property ID: R383043

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.

Grantor(s) Signature(s)

Signature: _____

Brian McClatchie, Managing Member of
Land Hunter Group, LLC

Acknowledgment of Individual

STATE OF Maryland

COUNTY OF Frederick

The foregoing instrument was acknowledged before me this 7 Oct 2020 (date), by Brian McClatchie, who is personally known to me or who has produced Drivers License MD (type of identification) as identification.

Notary Public

Printed Name: Andria R. Estridge

My Commission Expires: 17 April 2022

Commission # _____

