

2021-007052

Klamath County, Oregon

05/05/2021 02:41:00 PM

Fee: \$97.00

**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), James O. McDonald and Kathleen McDonald, for \$4000 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: See attached "Exhibit A"

Property ID: R-3612-002A0-03000-000

The subject property being conveyed herein is the same as that described in Document number 2020-008801, Recorder's Office, Klamath County, Oregon.

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:

James O. McDonald

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.

Acknowledgment of Individual

STATE OF

California

COUNTY OF

Siskiyou

The foregoing instrument was acknowledged before me this MAY - 5 2021 (date), by James O. McDonald, who is personally known to me or who has produced drivers license (type of identification) as identification.

Notary Public

Printed Name:

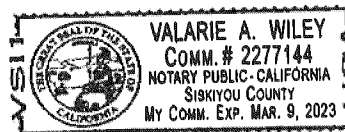
Valarie A. Wiley

My Commission Expires:

3/9/2023

Commission #

2277144



Grantor(s) Signature(s)

Signature: Kathleen McDonald
Kathleen McDonald

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.

Acknowledgment of Individual

STATE OF California

COUNTY OF Siskiyou

The foregoing instrument was acknowledged before me this MAY - 5 2021 (date), by Kathleen McDonald, who is personally known to me or who has produced driver's license (type of identification) as identification.

[Signature]

Notary Public

Printed Name: Valarie A. Wiley

My Commission Expires: 3/9/2023

Commission # 2277144



EXHIBIT "A"
Legal Description

Lot 14, Block 9, Sprague River Valley Acres, According to the official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way, and all matters appearing of record.