

2021-007405

Klamath County, Oregon

05/10/2021 08:25:01 AM

Fee: \$92.00

Order No.
After Recording Return To: Kazuya Uyesugi and Ilene Uyesugi 1230 Blewett Ave. San Jose, CA 95125
Name, Address, Zip
Until a change is requested send all tax statements to: (Same as Above)
Name, Address Zip

SPACE ABOVE RESERVED FOR
RECORDER'S USE

STATUTORY WARRANTY DEED

Kazuya Uyesugi and Ilene Uyesugi, Husband and Wife, Grantors, convey and warrant to KIU Unlimited Properties LLC, an Oregon Limited Liability Company, Grantee, the following described real property free of encumbrances, except as specifically set forth herein situated in Klamath County, State of Oregon, to wit:

See Exhibit A attached hereto and made a part hereof.

And covenant(s) that Grantor is the owner of the above-described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true consideration for this conveyance is \$10.00. (Hereby complying with the requirements of ORS Section 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

WITNESS the hand of said Grantors, this 18th day of December, 2020.

Kazuya Uyesugi
Kazuya Uyesugi, Grantor

Ilene Uyesugi
Ilene Uyesugi, Grantor

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 Santa Clara)

On Dec 18th, 2020 before me, Maricela Guerrero ^{Notary} (here insert name and title of the officer), personally appeared Kazuya Uyesugi and Ilene Uyesugi, 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.

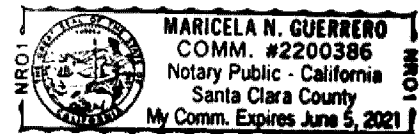
I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

[Signature]

(Seal)



The foregoing instrument was prepared by Inter Vivos, PLLC, 100 North State Street, Suite B, Lindon, UT 84042. THE LEGAL DESCRIPTION AND STATED TITLE OWNERS CONTAINED HEREIN WERE SUPPLIED BY DOCUMENTS PROVIDED BY THE CLIENT AND THE DRAFTER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

Exhibit A

A portion of Lot 1, Block 43, NICHOLS ADDITION TO THE TOWN OF LINKVILLE, NOW CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Ninth Street 80 feet Northwesterly from the intersection of the Northerly line of High Street and the Westerly line of Ninth Street; thence Northwesterly along the Westerly line of Ninth Street 40 feet; thence Southwesterly and parallel with High Street 65 feet; thence Southeasterly and parallel with Ninth Street 40 feet; thence Northeasterly and parallel with High Street 65 feet to the point of beginning.

CODE 001 MAP 3809-032AB TL 00500 KEY #411691