

**2021-008854**

**Klamath County, Oregon**

**06/04/2021 09:02:01 AM**

**Fee: \$92.00**

**RETURN RECORDED DOCUMENT TO**

Sevenstar Investments, LLC  
10810 N Tatum Blvd Suite 102-841  
Phoenix, AZ 85028

**SEND TAX STATEMENTS TO**

Sevenstar Investments, LLC  
10810 N Tatum Blvd Suite 102-841  
Phoenix, AZ 85028

## **WARRANTY DEED**

**THE GRANTOR(S)**, IAN HATA, a married man, with the mailing address of 1543 W CORNELL AVE, FRESNO, CA 93705 for and in consideration of the sum of \$3,840.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028, the following described real estate situated in Klamath County, OR:

**LEGAL DESCRIPTION:**

BLOCK 25, LOT 7, OF THE 3RD ADDITION TO NIMROD RIVER PARK AS SHOWN ON  
MAP IN OFFICIAL RECORDS OF SAID COUNTY.

**PARCEL ID:** 344871

**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.

**- SIGNATURE PAGE TO FOLLOW -**

**GRANTOR SIGNATURE(S)**



IAN HATA, Grantor



Iris Hiraga, spouse of Grantor, signing solely to release  
all right, title and interest held as Spouse of Grantor

06/03/21

Date

6-3-21

Date

**ACKNOWLEDGMENT OF INDIVIDUAL**

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

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

The foregoing instrument was acknowledged before me this \_\_\_\_\_ (date), by  
Ian Hata, Grantor, and Iris Hiraga, spouse of Grantor, who is personally known to me or who  
has produced \_\_\_\_\_ (type of identification) as identification.

**NOTARY PUBLIC** Witness my hand and seal

See Attached California All-Purpose Acknowledgment

Print Name

Signature

My Commission Expires

Commission #

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Fresno )

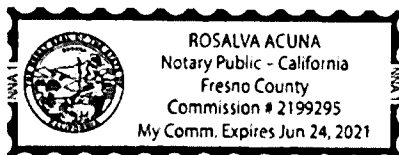
On 06/03/2021 before me, Rosalva Acuna, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared \*\*\*\*\* Ian Hata and Iris Hiraga \*\*\*\*\*  
Name(s) of Signer(s)

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 Rosalva Acuna  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: WARRANTY DEED Document Date: 06/03/2021  
Number of Pages: 1 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_