

**2021-013084**

**Klamath County, Oregon**

08/27/2021 08:06:01 AM

Fee: \$92.00

After recording, return to:

Solid Financial, LLC  
P.O. Box 872590  
Vancouver, WA 98687

Until a change is requested,  
all tax statements should be sent to:

Dorel Singeorzan  
13013 SE Rivercrest Dr.  
Vancouver, WA 98683

**WARRANTY DEED**

Under ORS 93.850

The grantor,

Solid Financial, LLC, a Wyoming Limited Liability Company, 301 Thelma Dr.  
#153, Casper, WY 82609

for the true and actual consideration of Nine Thousand, Seven Hundred, Eighty  
Five Dollars and Sixteen Cents (\$9,785.16)

CONVEYS AND WARRANTS to the grantee,

Dorel Singeorzan, a Married Man, 13013 SE Rivercrest Dr., Vancouver, WA  
98683

the following described real property, free of encumbrances, except as specifically  
set forth herein:

The W 1/2 NE 1/4 NE 1/4 Section 35, Township 35 South, Range 11 East of the  
Willamette Meridian in the County of Klamath, State of Oregon.

Parcel ID: 3511 03500 00200

And commonly known as: Vacant Lot

Source of Title:

Warranty Deed recorded on 6/20/05, Vol M05, Page 45846-47

This conveyance is made subject to:

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, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, 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 OR 215.010, TO VERIFY 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 16<sup>th</sup> day of August, 2021, in the presence of:

Signature

S. Seal

Print Name

Agent, Solid Financial, LLC

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF Washington

COUNTY OF Clark

On this 16<sup>th</sup> day of August, 2021, before me, Notary Public in and for said state, personally appeared S. Seal, Agent, Solid Financial, LLC.

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Jasmine Reeves

Print Name: Jasmine Reeves

Title: Notary Public

My Commission Expires: 4/16/25

JASMINE REEVES  
Notary Public  
State of Washington  
License Number 21012146  
My Commission Expires  
April 16, 2025