

2021-016527

Klamath County, Oregon

11/02/2021 10:41:01 AM

Fee: \$87.00

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

Joshua James Henderson, Jr.
5818 63rd Avenue NE
Marysville, WA 98270

WARRANTY DEED

THE GRANTOR(S), Ofan Realty LLC, a Nevada Limited Liability Company, for Ten Dollars (\$10.00) consideration paid, grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

Joshua James Henderson, Jr. and Andrew Richard Henderson, Joint Tenants with Right of Survivorship, with a mailing address of 5818 63rd Avenue NE Marysville, WA 98270, the following described real estate situated in the County of Klamath, State of Oregon:

Legal Description: Lot 50, Block 8 of Sprague River Valley Acres, as per plat recorded in records of said County.

Parcel ID: R294700

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: Noam Ofan

Noam Ofan, Member.
Ofan Realty LLC

Acknowledgment of Individual

STATE OF Texas

COUNTY OF Williamson

The foregoing instrument was acknowledged before me this 11/02/2021 (date), by Noam Ofan, Member of Ofan Realty LLC, who is personally known to me or who has produced Driver License (type of identification) as identification.

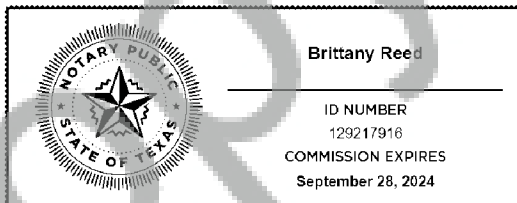
Brittany Reed

Notary Public

Printed Name: Brittany Reed

My Commission Expires: 09/28/2024

Commission # 129217916



Notarized online using audio-video communication