

2021-017358

Klamath County, Oregon

11/19/2021 09:46:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Lucky Pama LLC
502 Antebellum Ln.
Mt. Pleasant, SC. 29464

WARRANTY DEED

THE GRANTOR(S),

- Aviator Land, LLC, a Texas Limited Liability Company with a mailing address of 10810 N Tatum Blvd Ste 102-784, Phoenix, AZ 85028,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Lucky Pama LLC, a Florida Limited Liability Company with a mailing address of 502 Antebellum Ln. Mt. Pleasant, SC. 29464,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

244863

Lot 9, Block 25 in Oregon Shores Subdivision, Unit 2, Tract No. 1113, as shown on the map filed on December 9, 1977 in Volume 21, Page 20 of Maps in the office of the County Recorder of Klamath County, Oregon.

Subject to existing 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 that 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.

Grantor Signatures:

DATED: 11/19/2021

David Edwin Rosenstein

David Rosenstein, Manager
Aviator Land LLC
10810 N Tatum Blvd Ste 102-784
Phoenix, AZ 85028

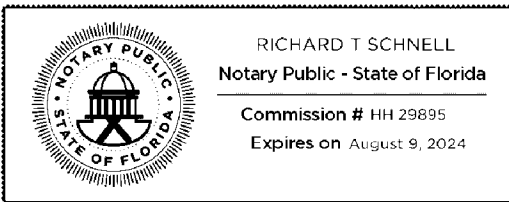
Grantor Signatures:

DATED: _____

STATE OF Florida
COUNTY OF Duval, ss:

This instrument was acknowledged before me on this 19th day of November, 2021 by David Rosenstein, Manager Aviator Land LLC.

Provided Identification: driver license



Richard T Schnell

Notary Public Richard T Schnell
Signature of person taking
acknowledgment

Online Notary
Title (and Rank)

My commission expires 08/09/2024

Notarized online using audio-video communication