

2021-017985

Klamath County, Oregon

12/03/2021 12:20:01 PM

Fee: \$87.00

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

Ken Whitmire
14 Boxelder Ct
Napa, CA 94558

WARRANTY DEED

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

Diana Verschoyle and Ken Whitmire, as tenants in common, with a mailing address of 14 Boxelder Ct Napa, CA 94558, the following described real estate situated in the County of Klamath, State of Oregon:

Legal Description: The SW1/4 of the SW1/4 of the SE1/4 of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

Parcel ID: R296619

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 Virginia

COUNTY OF Prince William

The foregoing instrument was acknowledged before me this 12/03/2021 (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.

Teneisha Monae McRoy

Notary Public

Printed Name: Teneisha Monae McRoy

My Commission Expires: 02/28/2025

Commission # 7910327



Notarized online using audio-video communication