



2022-001947
Klamath County, Oregon
02/15/2022 10:42:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

LuLu Hellings

1121 Harrison Ave Unit 5007

Portland 98531

Until a change is requested all tax statements shall be sent to the following address:

LuLu Hellings

1121 Harrison Ave Unit 5007

Portland 98531

File No. 478746AM

STATUTORY WARRANTY DEED

Goldsoil Realty Investments Inc, a Texas Corporation

Grantor(s), hereby convey and warrant to

LuLu Hellings,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A portion of Lots 4 and 5, Block 64, NICHOLS ADDITION TO KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of lot 5, Block 64; thence Northwesterly along the Westerly line of 8th Street 60 feet; thence Southwesterly at right angles to 8th Street, 130.25 feet to the Westerly line of Lot 4, Block 64; thence Southeasterly and parallel with 8th Street, 60 feet; thence Northeasterly, parallel with Lincoln Street, 130.25 feet to the point of beginning.

The true and actual consideration for this conveyance is \$to clear title

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, CHAPTER 855, 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 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.

Dated this 9 day of February, 2022.

Goldsoil Realty Investments Inc.

By: [Signature]
Jayesh Parmar, Officer Manager

State of Texas}ss.
County of Williamson}

On this 9 day of February, 2022, before me, Regina Wiley a Notary Public in and for said state, personally appeared Jayesh Parmar, known to me to be the Office Manager of the Goldsoil Realty Investments Inc. as Texas Corporation, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Regina Wiley

Notary Public for the State of Texas
Residing at: 2351 Wright Circle, Round Rock, TX 78664
Commission Expires: 04/19/2025

