



2022-005353

Klamath County, Oregon

04/27/2022 11:56:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trendy Properties, LLC

5624 Delaware Avenue

Klamath Falls, OR 97603

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

Trendy Properties, LLC

5624 Delaware Avenue

Klamath Falls, OR 97603

File No. 537723AM

STATUTORY WARRANTY DEED

Nadia Audeh and Anesti Audeh, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Trendy Properties, LLC, a Utah Limited Liability Company,

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 tract of land situated in Tract 17, ENTERPRISE TRACTS, in E1/2 SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a an iron pin on the North boundary of Shasta Way and the West boundary of the relocated Klamath Falls-Malin Highway, said point being North 89°36' West a distance of 261.1 feet from the Southwest corner of Fehlen Shopping Center Lots; thence North 89°36' West a distance of 114.9 feet to an iron pin on the East boundary of Alameda Street, said point being also on the North boundary of Shasta Way; thence following the East boundary of Alameda Street in a Northerly direction a distance of 204.2 feet to an iron pin on the West boundary of said relocated Klamath Falls-Malin Highway; thence South 39°36' East along said boundary a distance of 258.0 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$240,000.00.

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 27th day of April, 2022

Nadia Audeh
NA Anesti Audeh
Nadia Audeh

Anesti Audeh
Anesti Audeh

State of OR } ss
County of Klamath }

On this 27th day of April, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Nadia Audeh and Anesti Audeh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath
Commission Expires: 7-29-25

