

2022-006763

Klamath County, Oregon

05/31/2022 08:23:01 AM

Fee: \$112.00

When Recorded Return to :

Mail Tax Statement to:

Daintree Acres LLC

10810 N Tatum Blvd Ste
102-632

Phoenix AZ-85028

AFTER RECORDING, RETURN TO:
Daintree Acres LLC
10810 N. Tatum Blvd, STE 102-632
Phoenix, AZ 85028

SEND TAX STATEMENTS TO:
Daintree Acres LLC
10810 N. Tatum Blvd, STE 102-632
Phoenix, AZ 85028

WARRANTY DEED

PETER ANDREW HERRANEN, with an address of 1365 NE Brandi Way, Churchill Downs #H304 Pullman, WA. 99163 ("Grantor"), hereby grants, bargains, sells conveys and warrants to **DAINTREE ACRES LLC, SENTHILRAJ VENKATASUBRAMANIAM**, Managing Member, whose address is 10810 N. Tatum Blvd, STE 102-632, Phoenix, AZ 85028, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as:

Block 19, Lot 6, Sprague River Valley Acres

Assessor's Acct # R355804 Code 221.

Map & Tax Lot #R-3612-00100-03500-000

The true consideration for this conveyance is \$ 3,777.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 31 day of MAY, 2022.

Grantor

By: PETER ANDREW HERRANEN

Its: P. Herrera PH

STATE OF OREGON-)
) ss. WITHIN THE UNITED STATES ARMED
) FORCES AT YOKOSUKA, JAPAN SO.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this 31 day of MAY, 2022, by Peter Andrew Herranen, who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that he is duly authorized to execute such instrument.

Printed Name: Evelyn Morales
Notary Public in and for the State of _____



Evelyn Morales, Evelyn
Federal Notary, Under Authority of 10 U.S.C. § 1044a
Office of the Judge Advocate General of the Navy
Commission Expires: 03 NOV 2023