

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

Ofan Realty LLC
8022 S. Rainbow Blvd #113
Las Vegas, NV 89139

SPECIAL WARRANTY DEED

THE GRANTOR(S), Mark Dieter Hain and Doina Hain, for \$4,400 consideration paid, grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

Ofan Realty LLC, a Nevada Limited Liability Company with a mailing address of 8022 S. Rainbow Blvd Suite 113. Las Vegas, NV 89139, the following described real estate situated in the County of Klamath, State of Oregon:

Legal Description: Sprague River Valley Acres, Block 9, Lot 2

Property ID: R-3512-035C0-02300-000

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 Mark Dieter Hain
Mark Dieter Hain

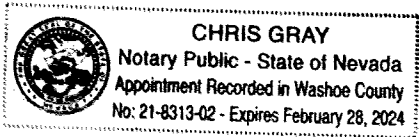
Acknowledgment of Individual

STATE OF Nevada
COUNTY OF Washoe

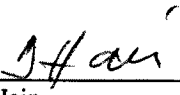
The foregoing instrument was acknowledged before me this 7/7/22 (date), by Mark Dieter Hain, who is personally known to me or who has produced NRDL (type of identification) as identification.

Notary Public

Printed Name: Chris Gray
My Commission Expires: 02/28/2024
Commission # 21-8313-02



Grantor(s) Signature(s)

Signature: 
Doina Hain

Acknowledgment of Individual

STATE OF Nevada

COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 7/7/22 (date), by Doina Hain, who is personally known to me or who has produced NVDL (type of identification) as identification.

Notary Public

Printed Name: Chris Gray

My Commission Expires: 2/28/2024

Commission # 21-8313-02

