



2022-009677

Klamath County, Oregon

08/09/2022 10:53:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bertie M. Evans

4411 NW 78th Ave.

Ocala, FL 34482

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

Bertie M. Evans

4411 NW 78th Ave.

Ocala, FL 34482

File No. 553600AM

STATUTORY WARRANTY DEED

Ofan Realty LLC, a Nevada Limited Liability Company,

Grantor(s), hereby convey and warrant to

Bertie M. Evans,

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:

See Exhibit "A"

The true and actual consideration for this conveyance is \$84,500.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 2 day of August, 2022.

Ofan Realty LLC

By: 
Noam Ofan, Member

State of _____ } ss.
County of _____ }

On this _____ day of August, 2023, before me, _____, a Notary Public in and for said state, personally appeared Noam Ofan known or identified to me to be the partner(s) of the Ofan Realty LLC, a Nevada Limited Liability Company Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Contra Costa)

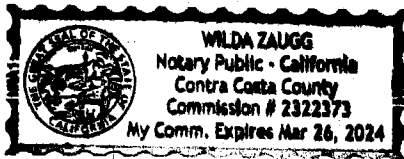
On August 2, 2022 before me, Wilda Zaugg, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Noam Ofan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Wilda Zaugg
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"

PARCEL 1:

A tract of land situated in Section 3, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of Section 2, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence South 88°59'04" East along the Northerly line of said Section 2, a distance 276.30 feet to the centerline of an existing Indian Service Road; thence along the centerline of said road the following courses: South 33°06'52" West 981.00 feet more or less to the point of curve; thence along said curve to the left, having a radius of 2400.00 feet with a central angle of 09°50'19" a distance of 412.12 feet; thence South 23°16'33" West a distance of 703.05 feet to the true point of beginning of the tract of land herein described; thence leaving said centerline North 88°52'34" West a distance of 1164.47 feet to a point which is South 88°52'34" East along the Southerly line of the NW1/4 of the NE1/4 of said Section 3, a distance of 661.37 feet and South 0°46'36" West a distance of 720.00 feet all from the Southwest corner of the NW1/4 of the NE1/4 of said Section 3; thence South 0°46'36" West a distance of 3652.69 feet more or less to a point on the Southerly line of the NW1/4 of the SE1/4 of said Section 3, which is South 88°50'56" East a distance of 660.35 feet from the Southwest corner thereof; thence South 88°50'56" East along the Southerly line of the NW1/4 of the SE1/4 and the NE1/4 of the SE1/4 a distance of 1200.26 feet to an intersection with the centerline of the aforesaid road; thence along the centerline of said road the following courses; North 23°55'06" West a distance of 452.92 feet to a point of curve; thence along said curve to the right, having a radius of 1375.00 feet and a central angle of 47°11'39", a distance of 1138.58 feet; thence North 23°16'33" East a distance of 456.06 feet to the true point of beginning.

EXCEPTING THEREFROM all that portion conveyed to Klamath County by Quitclaim Deed recorded February 12, 1996 in Volume M96, page 3905.

PARCEL 2:

A tract of land situated in the Southeast one-quarter of Section 3, Township 35 South, Range 11 East of the Willamette Meridian, described as follows:

Beginning at a point on the Northerly line of the Southwest one-quarter of the Southeast one-quarter of said Section which is South 88°50'56" East a distance of 660.35 feet from the Northwest corner thereof; thence South 0°46'36" West a distance of 1325.54 feet to a point on the Southerly line of the Southwest one-quarter of the Southeast one-quarter of said Section 3 which is South 88°48'43" East a distance of 659.84 feet from the Southwest corner thereof; thence South 88°48'43" East along the Southerly line of said Section 3, a distance of 1812.19 feet to an intersection with the centerline of an existing Indian Service Road; thence North 23°55'06" West along the centerline of said road a distance of 1464.66 feet to an intersection with the Northerly line of the Southeast one-quarter of the Southeast one-quarter of said Section 3; thence North 88°50'56" West along the Northerly line of the South one-half of the Southeast one-quarter of Section 3, a distance of 1200.26 feet to the point of beginning.

EXCEPTING THEREFROM all that portion conveyed to Klamath County by Quitclaim Deed recorded February 12, 1996 in Volume M96, page 3905.