



2022-009733
Klamath County, Oregon
08/10/2022 03:20:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Norcap Equity, LLC, a California Limited Liability
Company
4847 Hopyard Rd. STE 4-185
Pleasanton, CA 94588

Until a change is requested all tax statements shall be
sent to the following address:
Norcap Equity, LLC, a California Limited Liability
Company
4847 Hopyard Rd. STE 4-185
Pleasanton, CA 94588
File No. 552990AM

STATUTORY WARRANTY DEED

YOABH, LLC, a Delaware Limited Liability Company and Eyitayo Akins,

Grantor(s), hereby convey and warrant to

Norcap Equity, LLC, a California 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:

Lot 349, Running Y Resort, Phase 4, Second Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The consideration paid for the transfer is **\$345,000.00**, PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

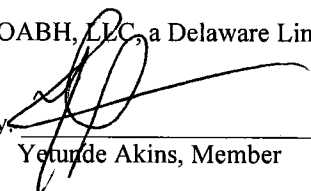
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

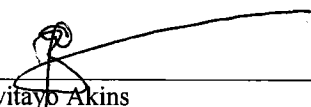
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10 day of August, 2022

YOABH, LLC, a Delaware Limited Liability Company

By: 

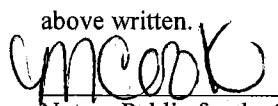
Yetunde Akins, Member


Eyitayo Akins

State of Oregon} ss
County of Klamath}

On this 10 day of August, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Yetunde Akins known or identified to me to be the Member in the Limited Liability Company known as YOABH, LLC, a Delaware Limited Liability Company and Eyitayo Akins, Individually who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC 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 Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

