



2022-013732
Klamath County, Oregon
11/28/2022 01:58:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Bennett

PO Box 4326

Salem, OR 97302

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

William Bennett

PO Box 4326

Salem, OR 97302

File No. 568200AM

STATUTORY WARRANTY DEED

Ofan Realty LLC, a Nevada limited liability company,

Grantor(s), hereby convey and warrant to

William Bennett,

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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$89,000.00.

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 18th day of November, 2022.

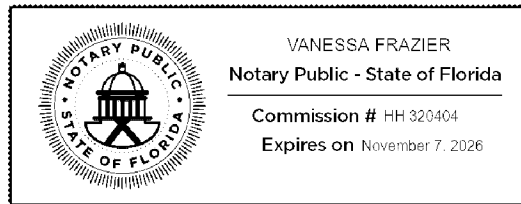
Ofan Realty LLC

By: Noam Ofan
Noam Ofan, Member

Florida
State of Florida } ss
County of Alachua }

On this 18th day of November, 2022, before me, Vanessa Frazier a Notary Public in and for said state, personally appeared Noam Ofan, Member of Ofan Realty, LLC, 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. who produced a CA DL

Vanessa Frazier
Notary Public for the State of Florida Vanessa Frazier
Residing at: Alachua Gainesville, FL
Commission Expires: 11/07/2026



Notarized online using audio-video communication

EXHIBIT "A"

PARCEL 1:

A tract of land situated in Sections 2 and 3, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 2; thence South $88^{\circ}59'04''$ East along the Northerly line of said Section 2, a distance of 276.30 feet to an intersection with the centerline of an existing Indian Service Road; thence South $33^{\circ}06'52''$ West along the centerline of said road a distance of 35.00 feet to the true point of beginning of the tract of land herein to be described; thence South $59^{\circ}41'57''$ East a distance of 1375.68 feet to the most Northerly corner of a tract of land described in a Contract to FAJO INC., recorded November 3, 1977 in Volume M-77 at page 21083, Deed Records; thence South $28^{\circ}30'24''$ West along the Westerly line of FAJO INC., tract a distance of 1265.75 feet; thence North $59^{\circ}02'06''$ West a distance of 1475.05 feet to a point of curve in the centerline of the aforesaid road; thence along said centerline on a non-tangent curve to the right, having a radius of 2400 feet and a central angle of $02^{\circ}08'58''$ (the radial point bearing South $59^{\circ}02'06''$ East) a distance of 88.54 feet; thence North $33^{\circ}06'52''$ East along said centerline a distance 1159.43 feet, more or less, to the true point of beginning.

PARCEL 2:

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Northerly line of said Section 2 which is North $89^{\circ}19'06''$ West a distance of 2197.85 feet from the Northeast corner thereof, said point also being the Northwest corner of a tract of land described as Parcel II in a Contract to Temple Naylor, recorded October 21, 1977 in Volume M-77 at page 20295, Deed Records; thence South $30^{\circ}18'03''$ West along the Westerly line of said Naylor Tract a distance of 95.51 feet to the most Westerly corner thereof; thence continuing South $30^{\circ}18'03''$ West a distance of 1320.00 feet; thence North $59^{\circ}41'57''$ West a distance of 427.33 feet to the Northeasterly corner of a tract of land described in a Contract to Charles A. Greene, recorded October 27, 1977 in Volume M-77 at page 20594, Deed Records; thence North $59^{\circ}41'57''$ West along the Northerly line of said Greene Tract a distance of 2030.72 feet to an intersection with the centerline of an existing Indian Service Road; thence North $33^{\circ}06'52''$ East along said centerline a distance of 35.00 feet to a point on the Northerly line of said Section 2; thence Easterly along the Northerly line of said Section 2 a distance of 2817.72 feet to the point of beginning.