

2022-014369

Klamath County, Oregon

12/19/2022 02:07:01 PM

Fee: \$87.00

After recording please return to:

Juan Mauricio Huaracha

27854 Del Norte Ct

Hayward Ca, 94545

Mail tax statements to above:

File No.: **KLA8519**

STATUTORY WARRANTY DEED

PY PROPERTIES LLC,

Grantor(s), hereby convey and warrant to

Juan Mauricio Huaracha,

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:

Klamath Falls Forest Estates Hwy 66 Plat #4, Block 102, Lot 5

The true and actual consideration for this conveyance is **\$16,525.**

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, in 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 19th day of December, 2022

x [Signature] (Patrick Young of PY Properties LLC)

State of Virginia

County of Fairfax

The foregoing instrument was acknowledged on 19th day of Dec., 2022 before me, John Nguyen, personally appeared Patrick Young, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

[Signature]
Notary Public for the State of: Virginia

Residing at: Fairfax County

My commission expires: 07/31/2025



John Nguyen
Notary Public
Commonwealth of Virginia
ID #7559888
My Commission Expires
July 31, 2025