

2022-014488

Klamath County, Oregon

12/22/2022 10:15:01 AM

Fee: \$92.00

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

Terry Shultz
50 NE First St.
Warrenton, OR 97146

WARRANTY DEED

THE GRANTOR(S), Ofan Realty LLC, a Nevada Limited Liability Company, for Ten (\$10.00) Dollars consideration paid, grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

Terry Shultz and Estera Stoica, tenants in common, with a mailing address of 50 NE First St. Warrenton, OR 97146, the following described real estate situated in the County of Klamath, State of Oregon:

Legal Description: See attached "Exhibit A"

Parcel ID: 297495

SUBJECT TO: Current taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and the Grantor, his heirs, executors, and administrators shall warrant and defend the title unto the Grantee, his heirs, and assigns against all lawful claims whatsoever.

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: Noam Ofan
Noam Ofan, Member.
Ofan Realty LLC

Acknowledgment of Individual

STATE OF Texas

COUNTY OF Guadalupe

The foregoing instrument was acknowledged before me this 12/21/2022 (date), by Noam Ofan, Member of Ofan Realty LLC, who is personally known to me or who has produced Driver's License (type of identification) as identification.

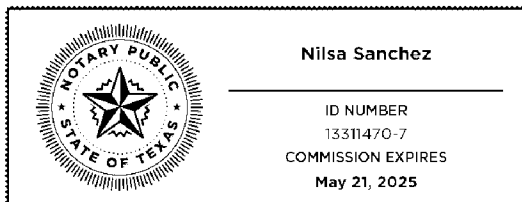
Nilsa Sanchez

Notary Public

Printed Name: Nilsa Sanchez

My Commission Expires: 05/21/2025

Commission # 13311470-7



Notarized online using audio-video communication

EXHIBIT "A"
Legal Description

Lot 8, Block 15, Tract No. 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES,
according to the official plat thereof on file in the office of the clerk of Klamath County, Oregon.

CODE 008 MAP 3513-033BO TL 03200 KEY #297495