

**2023-002230**

**Klamath County, Oregon**

03/31/2023 11:29:02 AM

Fee: \$87.00

After recording please return to:

**Amanda Northrup  
6084 Italy Valley Rd.  
Naples NY, 14512**

Mail tax statements to above:

File No.: **KLA16581**

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## **STATUTORY WARRANTY DEED**

**PY Properties LLC,**

Grantor(s), hereby convey and warrant to

**Amanda Northrup,**

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:


**Yonna Woods Unit 2, Block 5, Lot 6**

The true and actual consideration for this conveyance is **\$24,250.**

**TO HAVE AND TO HOLD**, all and singular the same together with the appurtenances unto Grantee, and Grantee's successors and assigns forever.

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 23<sup>rd</sup> day of March, 2023

x  (Patrick Young) of PY Properties LLC

State of Virginia

County of Fairfax

The foregoing instrument was acknowledged on 23<sup>rd</sup> day of March, 2023 before me, Gian-Carlo Reyes, 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.



Notary Public for the State of: Virginia

Residing at: Springfield, VA

My commission expires: 07/31/2026



**GIAN-CARLO REYES**  
**NOTARY PUBLIC**  
Commonwealth of Virginia  
ID# 7786062  
My Commission Expires  
July 31, 2026