



2023-003093
Klamath County, Oregon
04/25/2023 11:26:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ofan Realty LLC

8022 S. Rainbow Blvd., Suite 113

Las Vegas, NV 89139

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

Ofan Realty LLC

8022 S. Rainbow Blvd., Suite 113

Las Vegas, NV 89139

File No. 586430AM

STATUTORY WARRANTY DEED

Victoria R. Babinski,

Grantor(s), hereby convey and warrant to

Ofan Realty LLC, a Nevada 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 12, Block 40, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$6,300.00.

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:

92

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 24th day of April, 2023.

Victoria R. Babinski
Victoria R. Babinski

State of _____ } ss
County of _____ }

On this _____ day of _____, 2023, before me, _____ a Notary Public in and for said state, personally appeared Victoria R. Babinski, 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.

See Attached
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document - to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of: California

County of: Orange

On April 24, 2023 before me, C. M. Jordan, Notary Public, personally appeared:

Victoria R. Babinski, and

who proved to me on the basis of satisfactory evidence to be the person(s) whose name ~~(s)~~(is)/are subscribed to the within instrument and acknowledged to me that ~~he~~(she)/they executed the same in ~~his~~(her)/their authorized capacity (~~ies~~) and that by ~~his~~(her)/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

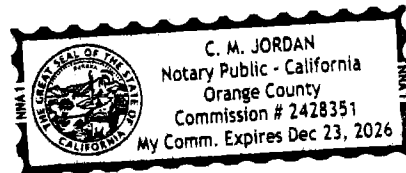
I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Cy Jh Notary Public

C.M. Jordan (Cindi M. Jordan)

NOTARY PUBLIC



ADDITIONAL DOCUMENT DETAILS (Used for Document Security)

Name/Title of Document:

Statutory Warranty Deed