

2023-003563

Klamath County, Oregon

05/10/2023 09:38:01 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Julie Lynn Wilson

PO BOX 4147

Coos Bay OR 97420

WARRANTY DEED

THE GRANTOR(S),

- YT PROPERTIES, LLC, a Nevada Limited Liability Company, with a mailing address of PO Box 6861, San Carlos, CA 94070,

for and in consideration of: Ten dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- JULIE LYNN WILSON, a single woman, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot(s) 19, Block 32, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon

R266722

Subject to existing 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 that 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 TO 5 TO 11, CHAPTER 424,
OREGON LAWS 2007.

Grantor Signatures:

DATED: May 9, 2023

Philip Yi-Teh Ma

PHILIP YI-TEH MA

Manager of YT PROPERTIES, LLC

PO Box 6861

San Carlos, CA 94070

STATE OF _____

COUNTY OF _____, ss:

This instrument was acknowledged before me on this _____ day of _____ by
PHILIP YI-TEH MA.

Notary Public

Signature of person taking acknowledgement

Title (and Rank)

My commission expires _____

See Attached Document
Notary

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 San Mateo

On May 9th 2023

before me, Abe Artmann, Notary Public

(insert name and title of the officer.)

personally appeared Philip Yi-Teh Ma

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.

Signature [Signature]

(Seal)

