

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

Ofan Realty LLC
8022 S. Rainbow Blvd #113
Las Vegas, NV 89139

WARRANTY DEED

THE GRANTOR(S), Marie Renee Nicklas, Also Known As Marie Renee King for \$7,000.00 consideration paid, grants, bargains, sells, conveys, and warranties to the GRANTEE(S):

Ofan Realty LLC, a Nevada Limited Liability Company with a mailing address of 8022 S. Rainbow Blvd Suite 113. Las Vegas, NV 89139, the following described real estate situated in the County of Klamath, State of Oregon:

Legal Description: Lot 1, Block 38, Klamath Falls Forest Estates Highway 66 Unit. Plat No. 2 as recorded in Klamath County, Oregon.

Property ID: R463974

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.

Grantor(s) Signature(s)

Signature: Marie Renee King
Marie Renee King

Acknowledgment of Individual

STATE OF California

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this June 13th, 2023 (date), by Marie Renee King, who is personally known to me or who has produced CA DL (type of identification) as identification.

Sadia Haider

Notary Public

Printed Name: Sadia Haider

My Commission Expires: 09/24/2023

Commission # 2306649

