

2023-004766

Klamath County, Oregon

06/21/2023 01:28:02 PM

Fee: \$87.00

After recording please return to:

Camille Nirmaier

PO Box 362

Reedsport, Oregon 97467

Mail tax statements to above:

File No.: KLA8707

STATUTORY WARRANTY DEED

PY PROPERTIES LLC, A Virginia Limited Liability Company,

Grantor(s), hereby convey and warrant to

Camille Nirmaier,

**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 17 in Block 8, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according
to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$15,125.

**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 2nd day of May, 2023

x [Signature] (Patrick Young of PY Properties LLC)

State of Virginia

County of Fairfax

The foregoing instrument was acknowledged on 2nd day of May, 2023 before me, Anderson Ismael Reyes-Euceda, 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.

[Signature]

Notary Public for the State of: Virginia

Residing at: 6412 Brandon Ave Springfield VA 22150

My commission expires: 03/31/2027

