

2023-004837

Klamath County, Oregon

06/23/2023 11:44:02 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Violet Velez

21614 Orange Ave

Castro Valley, CA 94546

WARRANTY DEED

THE GRANTOR(S),

- YT PROPERTIES, LLC, a Nevada Limited Liability Company,

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

- VIOLET VELEZ, a single woman, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 15, Block 12, Klamath Forest Estates, First Addition, Sprague River Unit.

APN: R3510-022A0-01800-000

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: June 23, 2023

Philip Yi-Teh Ma

PHILIP YI-TEH MA

Manager of YT PROPERTIES, LLC

PO Box 6861

San Carlos, CA 94070

STATE OF California

COUNTY OF San Mateo, ss:

This instrument was acknowledged before me on this 23rd day of June by
PHILIP YI-TEH MA.

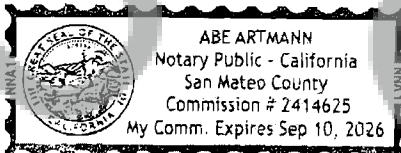
Abe Artmann

Notary Public

Signature of person taking acknowledgement

Notary Public

Title (and Rank)



My commission expires 9/10/2026

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

Subscribed and sworn to (or affirmed) before me on this 23rd day
of June, 2023, by Philip Yi-Teh Ma

_____, proved to me on the basis
of satisfactory evidence to be the person(s) who appeared before me.

Signature

Abe Artmann

(Seal)

