

After Recording, RETURN TO:
Eswaraiah Bhun
23696 Kanaka Way
Maple Ridge, BC, V2W 2E2

2023-005293
Klamath County, Oregon
06/29/2023 12:48:02 PM
Fee: \$87.00

Until A Change Is Requested, ALL
TAX STATEMENTS SHOULD BE SENT TO:
Eswaraiah Bhun
23696 Kanaka Way
Maple Ridge, BC, V2W 2E2

WARRANTY DEED
Under O.R.S. 93.850

The grantor(s), Multistate Land Investments LLC, for the true and actual consideration of \$7,000.00, convey(s) and warrant(s) to the grantee(s), Eswaraiah Bhun, an unmarried man, the following described real property free of encumbrances, except as specifically set forth herein:

OREGON SHORES UNIT 2 TRACT 1113, BLOCK 29, LOT 2, according to the official plat thereof on file of the county clerk of Klamath County, Oregon

APN: R245700

This property is free from encumbrances, except: None.

"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."



Jeremy Nash, Member

06/29/2023

Date

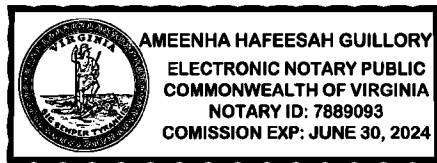
**CERTIFICATE
NOTARIAL ACKNOWLEDGEMENT**

State of Virginia

County of Alexandria

On this 29 day of June, 2023, before me personally appeared
Jeremy Nash, personally known to me or
proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the
individual(s), or the person upon behalf of which the individual(s) acted, executed the
instrument.

Document Notarized using a Live Audio-Video Connection



Ameenh Guillory
Notary Public
Ameenah Hafeesah Guillory, a Virginia Notary Public

Print name
June 30, 2024

My commission expires