

**2023-007406****Klamath County, Oregon**

08/29/2023 09:32:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Marlin Cole and Clinton Cole9351 Liberty Rd. S.Salem, OR 97306

Until a change is requested all tax statements shall be sent to the following address:

Marlin Cole and Clinton Cole9351 Liberty Rd. S.Salem, OR 97306File No. 603778AM

STATUTORY WARRANTY DEED**Ofan Realty LLC, a Nevada Limited Liability Company,**

Grantor(s), hereby convey and warrant to

Marlin Cole and Clinton Cole, with right of survivorship,

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:

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon described as follows:**Beginning at the Southeast corner of Section 2; thence North 89°03'41" West along the Southerly line of said Section 2, a distance of 661.44 feet to the most Southerly Southwest corner of a tract of land described in a Contract to Mary L. Menkins, recorded October 19, 1977, in Volume M77, page 2005, Deed records; thence North 08°13'29" West along a boundary line of said Menkins tract and its extension, a distance of 2107.74 feet to the most Easterly corner of a tract of land described in a Contract to Keith R. Shannon, recorded October 19, 1977, in Volume M77, page 2008, Deed Records; thence North 80°22'31" East a distance of 1010.57 feet to a point on the Easterly line of said Section 2 which is South 0°50'47" West a distance of 3032.85 feet from the Northeast corner thereof; thence South 0°50'47" West along the Easterly line of said Section 2, a distance of 2266.11 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$40,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2023-2024 Real Property Taxes, a lien not yet due and payable

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.

Dated this 25th day of August, 2023.

Ofan Realty LLC

By: Noam Ofan, Member
Noam Ofan, Member

Virginia
State of _____ } ss
County of Loudoun }

On this 25th day of August, 2023, before me, Gloria Asare, a Notary Public in and for said state, personally appeared Noam Ofan known or identified to me to be the Managing Member in the Limited Liability Company known as Ofan Realty LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

 Electronic Notary Public

Notary Public for the State of Virginia
Residing at: Loudoun, VA

Commission Expires: 12/31/2024
Commission Number: 7901547

Notarized online using audio-video communication

