



2023-008704
Klamath County, Oregon
10/06/2023 01:13:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Davis and Esther Dinah Davis

1620 Tadpole Way

Marysville, CA 95901

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

Daniel Davis and Esther Dinah Davis

1620 Tadpole Way

Marysville, CA 95901

File No. 607279AM

STATUTORY WARRANTY DEED

Ofan Realty LLC, a Nevada Limited Liability Company,

Grantor(s), hereby convey and warrant to

Daniel Davis and Esther Dinah Davis, as Tenants by the Entirety,

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 7 in Block 21, 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 of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$16,750.00.

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 3rd day of October, 2023.

Ofan Realty LLC, a Nevada Limited Liability Company

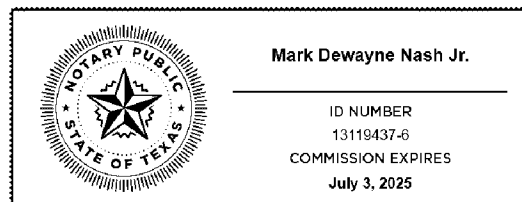
By: Noam Ofan
Noam Ofan, Member

State of Texas } ss
County of Ellis }

On this 3rd day of October, 2023, before me, Mark Dewayne Nash Jr. a Notary Public in and for said state, personally appeared Noam Ofan known or identified to me to be the Member in the Limited Liability Company known as Ofan Realty LLC, a Nevada Limited Liability Company 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.

Mark Dewayne Nash Jr.
Notary Public for the State of Texas
Residing at: County of Ellis, Texas
Commission Expires: 07/03/2025



Notarized online using audio-video communication