



2023-010419
Klamath County, Oregon
12/05/2023 11:43:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Lewis Hinga

1012 W. Eldorado Parkway #196

Little Elm, TX 75068

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

Lewis Hinga

1012 W. Eldorado Parkway #196

Little Elm, TX 75068

File No. 612629AM

STATUTORY WARRANTY DEED

Ofan Realty LLC, a Nevada Limited Liability Company,

Grantor(s), hereby convey and warrant to

Lewis Hinga,

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:

**The NE1/4 NE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath
County, Oregon.**

The true and actual consideration for this conveyance is \$39,000.00.

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:

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 17 day of November, 2023.

Ofan Realty LLC

By: Noam Ofan
Noam Ofan, Member

State of Virginia } ss
County of Dinwiddie }

On this 17th day of November, 2023, before me, Yaminah Lynette Knight, 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.

Yaminah Lynette Knight 7815930
Notary Public for the State of Virginia
Residing at: Dinwiddie
Commission Expires: 03/31/2027
Electronic Notary Public



Notarized online using audio-video communication