

2023-010980

Klamath County, Oregon



00323426202300109800010016

12/26/2023 01:56:07 PM

Fee: \$82.00

RETURN TO:  
Brandsness, Brandsness &  
Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

MAIL TAX  
STATEMENTS:  
Procredi, LLC  
211 Ridgecrest Drive  
Klamath Falls, OR 97601

Grantor:  
Yetunde Akins  
211 Ridgecrest Dr.  
Klamath Falls, OR 97601

Grantee:  
Procredi, LLC  
211 Ridgecrest Dr.  
Klamath Falls, OR 97601

- STATUTORY WARRANTY DEED -

Yetunde Akins, Grantor, conveys and warrants to Procredi, LLC, Grantee, the following described real property situated in the County of Klamath, State of Oregon:

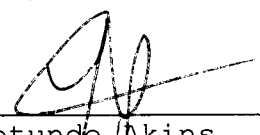
Lot 294, Running Y Resort, Phase 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO AND EXCEPTING: Free and clear of only those encumbrances insured by any title insurance policy insuring the right, title and interest of the grantor.

The true and actual consideration for this transfer is \$295,000.00.

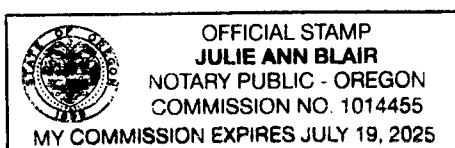
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 22<sup>nd</sup> day of December, 2023.

  
\_\_\_\_\_  
Yetunde Akins

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 22, 2023, by Yetunde Akins and acknowledged the foregoing to be her true act and deed.



  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission expires: 07/19/25