

2024-002006

Klamath County, Oregon



00326153202400020060040042

**Prepared By:**

Alexander O'Donnell  
2004 Milan Ave.  
South Pasadena, California  
91030

03/15/2024 02:34:26 PM

Fee: \$97.00

**After Recording Return To:**

Armando Epifani  
848 N. Rainbow Blvd #3574  
Las Vegas, Nevada  
89107

**Until a Change is Requested,  
All Tax Statements Shall be Sent To:**

Armando Epifani  
848 N. Rainbow Blvd #3574  
Las Vegas, Nevada  
89107

Space Above the Line Intentionally Left Blank for Recorder's Use

Returned at Counter

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**GENERAL WARRANTY DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollar (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Alexander O'Donnell, a single individual, residing at 2004 Milan Ave., South Pasadena, California, 91030.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Armando Epifani, a single individual, residing at 848 N. Rainbow Blvd #3574, Las Vegas, Nevada, 89107 (hereinafter the "Grantee(s)"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Lot No. 23, with the Section No. 16, and having the following description: KLAMATH FALLS FOREST ESTATES, HWY 66, PLAT #2 BLK-40 Lot 23

APN: 470369

**TOGETHER** with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

**TO HAVE AND TO HOLD**, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

**AND** the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

AND 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.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this General Warranty Deed as of June 16 2023.



\_\_\_\_ Date June 16 2023

**Grantor's Signature**

Alexander O'Donnell

2004 Milan Ave., South Pasadena, California, 91030

**SEE NOTARY  
ATTACHMENT**

**NEVADA INDIVIDUAL ACKNOWLEDGMENT**  
**NRS 240.106**

State of Nevada

County of Washoe

} ss.

This instrument was acknowledged before me  
on June 16, 2023 by  
Date

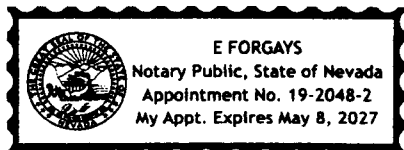
Alexander O'Donnell (i)

Name of Signer No. 1

(and

- N/A -

Name of Signer No. 2 (if any)



Place Notary Seal and/or Stamp Above

E Forgays

Signature of Notary Public

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document  
or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: General Warranty Deed

Document Date: 6-16-2023 Number of Pages: 3

Signer(s) Other Than Named Above: None