

2024-006389

Klamath County, Oregon

07/22/2024 02:11:02 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
AWH Holdings LLC
30 N Gould St #35478
Sheridan, Wyoming 82801

WARRANTY DEED

THE GRANTOR(S),

- Roger T. Harada, Kathryn C. Harada, 491 Capri Dr, Simi Valley, CA
93065,

for and in consideration of: \$3600.00 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- AWH Holdings LLC, a Wyoming Limited Liability Company with a
mailing address of 30 N Gould St #35478 Sheridan WY 82801,
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 47 as shown on the plat map filed of record on April 24th, 2009 as document
2009-005697 in the official records of Klamath County, Oregon.

R895739

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 7-19-24

[Signature]

Roger T. Harada
491 Capri Dr, Simi Valley, CA 93065

Grantor Signatures:

DATED: 7-19-24

[Signature]

Kathryn C. Harada
491 Capri Dr, Simi Valley, CA 93065

STATE OF California
COUNTY OF Ventura, ss:

This instrument was acknowledged before me on this 19 day of July, 2024 by Roger T. Harada, Kathryn C. Harada.

[Signature]

Notary Public
Signature of person taking
acknowledgment



Notary Public
Title (and Rank)

My commission expires Dec 01, 2027.

UNOFFICIAL COPY