

**WHEN RECORDED RETURN TO:**

Zion Ansari  
1750 10th Street, APT 101  
Santa Monica, CA 90404

**MAIL TAX STATEMENT TO:**

Zion Ansari  
1750 10th Street, APT 101  
Santa Monica, CA 90404

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**WARRANTY DEED**

**THE GRANTOR(S),**

- AOK Land, LLC, an Ohio Limited Liability Company with a mailing address of 600 North Rocky River Drive, Berea, OH 44017,

for and in consideration of: TEN DOLLARS and other good and valuable consideration grants, bargains, sells, conveys and warranties to

**THE GRANTEE(S):**

- Zion Ansari with a mailing address of 1750 10th Street, APT 101, Santa Monica, CA 90404,

the following described real estate, situated in the County of Klamath, State of Oregon:

R268301


KLAMATH FOREST ESTATES 1ST ADDITION BLK-48 LOT-3

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 Signature:

  
Jeff Dettmer for  
AOK Land LLC  
600 North Rocky River Drive  
Berea, OH 44017

STATE OF OHIO COUNTY OF CUYAHOGA

I, a Notary Public, do hereby certify that Jeff Dettmer  
personally appeared before me this day and acknowledged the due execution of the  
foregoing instrument.

Witness my hand and (where an official seal is required by law) official seal.

This the 23<sup>rd</sup> day of JULY, 2024.

  
Notary Public Signature

Brenda M. Necak  
Printed Name



My Commission Expires: January 26, 2028