



THIS SPACE RESERVED FOR

2024-007624
Klamath County, Oregon
08/30/2024 01:10:02 PM
Fee: \$92.00

After recording return to:
Sean Bishop and Arthur Bishop
31820 Union St.
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Sean Bishop and Arthur Bishop
31820 Union St.
Bonanza, OR 97623
File No. 647893AM

STATUTORY WARRANTY DEED

Alexander Fathie and Noah Fathie, with right of survivorship ,
Grantor(s), hereby convey and warrant to

Sean Bishop and Arthur Bishop, Not as Tenants in Common, but with right of survivorship,
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:

Lot 12 in Block 3 of PINE RIDGE ESTATES, UNIT 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:
3407-027DB-00500

The true and actual consideration for this conveyance is \$14,000.00.
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:

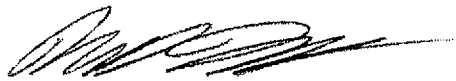
Real property taxes due, if any, but not yet payable

This instrument may be executed in counterparts, each of which so executed shall, irrespective of the date of its execution and delivery, be deemed an original and said counterparts together shall constitute one and the same instrument.



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: August 26, 2024

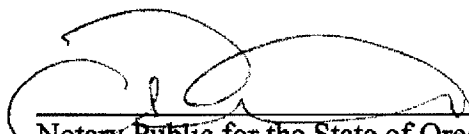


Noah Fathie

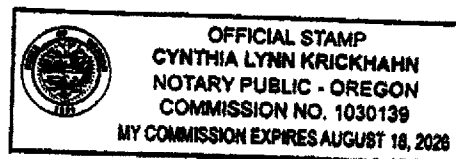
State of Oregon } ss
County of Josephine }

On this 26 day of August, 2024, before me, a Notary Public in and for said state, personally appeared Noah Fathie, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: 08-18-26



Dated: August 29th, 2024

Alex Fathie
Alexander Fathie

State of Washington } ss
County of Whatcom }

On this 29 day of August, 2024, before me, a Notary Public in and for said state, personally appeared Alexander Fathie, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Philip Peng
Notary Public for the State of Washington
Residing at: Bellingham, WA
Commission Expires: 10/13/2028

