



2024-009556
Klamath County, Oregon
11/01/2024 09:18:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Swyft Inc., an Illinois Corporation
PO Box 13131
Springfield, IL 62704

Until a change is requested all tax statements shall be sent to the following address:
Swyft Inc., an Illinois Corporation
PO Box 13131
Springfield, IL 62704
File No. 652939AM

STATUTORY WARRANTY DEED

Russell Abeyratne, as to Parcels 1, 2, 5, and 6
Russ Abeyratne, as to Parcels 3 and 4,

Grantor(s), hereby convey and warrant to

Swyft Inc., an Illinois Corporation,

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:

SEE EXHIBIT "A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3313-03500-00200
3313-03500-00300
3313-03500-00400
3413-00400-00300

The true and actual consideration for this conveyance is \$15,000.00.
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



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: October 28, 2024

Russell Abeyratne

Russell Abeyratne AKA Russ Abeyratne

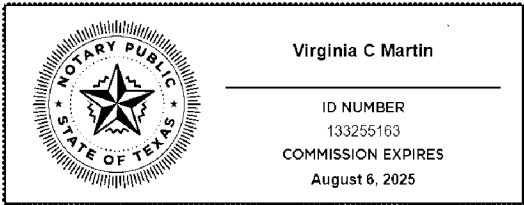
State of Texas } ss
County of Tarrant }

On this 1st day of November, 2024, before me,
Virginia C Martin a Notary Public in and for said state, personally appeared Russell Abeyratne AKA Russ Abeyratne, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

Virginia C Martin

Notary Public for the State of Texas
Residing at: Euless, TX
Commission Expires: 08/06/2025



Electronically signed and notarized online using the Proof platform.

EXHIBIT "A"

652939AM

In the County of Klamath, State of Oregon, as follows:

PARCEL 1:

The West 1/3 of the SW1/4 SW1/4 of Section 35, Township 33 South, Range 13 East of the Willamette Meridian.

PARCEL 2:

The SW1/4 SW1/4 Section 35, Township 33 South, Range 13 East of the Willamette Meridian, EXCEPTING THEREFROM the West 1/3 of the SW1/4 SW1/4 and the East 1/3 of the SW1/4 SW1/4 of said Section 35.

PARCEL 3:

The East 1/3 of the SW1/4 of the SW1/4 of Section 35, Township 33 South, Range 13 East of the Willamette Meridian.

PARCEL 4:

The NW1/4 NE1/4 of Section 4, Township 34 South, Range 13 East of the Willamette Meridian, EXCEPTING THEREFROM the West 1/3 of the NW1/4 NE1/4, and the East 1/3 of the NW1/4 NE1/4 of said Section 4.

PARCEL 5:

The West 1/3 of the NW1/4 NE1/4 Section 4, Township 34 South, Range 13 East of the Willamette Meridian.

PARCEL 6:

The East 1/3 of the NW1/4 NE1/4 of Section 4, Township 34 South, Range 13 East of the Willamette Meridian.