

2024-010837

Klamath County, Oregon

Grantor's Name and Address:

Julia M Payne

2808 Broad Street, Newport Beach, CA 92663



00336769202400108370020021

12/16/2024 11:03:13 AM

Fee: \$87.00

After Recording, Return to:

Name: Charles Friedman, Esq.

Address: 101 Scholz Plz PH18,
Newport Beach, CA 92663

Until requested otherwise, send all Tax Statements To:

Name: Kaden Grabowski

Address: 1703 N Ukiah Way
Upland CA 91784

Space Above This Line for Recorder's Use

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Julia M Payne, whose address is 2808 Broad Street, Newport Beach, CA 92663 (hereinafter called "grantor"), for the true and actual consideration stated in terms of dollars of \$1.00, to grantor paid by KADEN GRABOWSKI, an individual whose address is 1703 N Ukiah Way, Upland, CA 91784 (hereinafter called "grantee"), does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows: (legal description of property):

"That portion of Lot 2, lock 11, situated South and West of a point that is S01° 49' 16"W 900 ft and E828.6 from the Northwest corner of said Lot 2, Block 11, Klamath Falls Forest Estates Sycon Unit, Also described as Lot 2D, Block 11, Sycon Unit as recorded in Klamath County, Oregon, [Map Number is 3313-02700-03800, consisting of 8.33 acres situated at Yellow Pine Road, Klamath Falls Forest Estate, Klamath Falls, Klamath County, Oregon.]

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 undersigned have executed this document on October ___, 2024, any signature on behalf of a business or other entity is made with the authority of that entity.

GRANTOR NAME: Julia M Payne

GRANTOR SIGNATURE:

By:

Julia M Payne

Julia M Payne

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On 12/10/24, 2024, before me, Khouanehathai Thammavongsa, Notary Public, personally appeared Julia M. Payne who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

