

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Pravin ArunChandra Trivedi, and Hiral Pravin Trivedi, Joint Tenants With Rights Of Survivorship
1334 Acanthus Ln
Beaumont , CA 92223

Special WARRANTY DEED

THE GRANTOR(S),

- Briscoe Land Ventures, Inc., a Utah corporation with a mailing address
of 336 East University Pkwy #1160 Orem, UT 84058.,

for and in consideration of: 9,200 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Pravin ArunChandra Trivedi, and Hiral Pravin Trivedi, Joint Tenants With
Rights Of Survivorship ,

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

R610583

Lot 5, Block 9 in Riverside Addition of the City of Klamath Falls, Oregon.

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 arising from the period of time that Seller owned the
property.

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: 1/30/25

Joel Hawkins

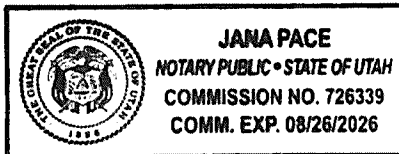
Joel Hawkins
Briscoe Land Ventures, Inc.
336 East University Parkway #1160
Orem, Utah 84058

Grantor Signatures:

DATED: _____

STATE OF Utah
COUNTY OF Salt Lake, ss:

This instrument was acknowledged before me on this 30th day of January,
2025 by Joel Hawkins Briscoe Land Ventures, Inc..



Jana Pace

Notary Public

Signature of person taking
acknowledgment

Universal Lead Teller

Title (and Rank)

My commission expires 08/26/2026