

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2025-003505

Klamath County, Oregon

05/09/2025 01:35:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Emmanuel Zapanta

9803 NE 22nd Cir

Vancouver, Washington, 98664

Mail tax statements to:

Emmanuel Zapanta

9803 NE 22nd Cir

Vancouver, Washington, 98664

WARRANTY DEED

THE GRANTOR(S),

- Modern Asset Management Inc., Nicholas Curry, Managing Member

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- Emmanuel Zapanta,
9803 NE 22nd Cir, Vancouver, Washington, 98664, the following described real
estate, situated in the County of Klamath, State of Oregon:

Legal Description: 236499 Lot 12 of Block 27 in Oregon Shores Subdivision – Unit 2 Tract
Number 1113 as shown on the map filed on December 9, 1977 in Volume 21, page 20 of maps in the
office of the county recorder of said county.

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.

Tax Parcel Number: 236499

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: 5-8-2025

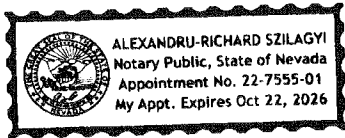


Nicholas Curry, Managing Member, on behalf of
Modern Asset Management Inc.
170 S. Green Valley Parkway Suite #300
Henderson, Nevada, 89012

STATE OF NEVADA, COUNTY OF CLARK, ss:

This instrument was acknowledged before me on this 8th day of
May, 2025,

_____ by Nicholas Curry, Managing Member, on behalf of Modern Asset Management
Inc.



Szilagy
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires: Oct-22-2026