

2025-011526

Klamath County, Oregon



00351065202500115260030035

12/26/2025 12:04:21 PM

Fee: \$97.00

After recording return to:

Fi Properties, LLC

4387 W Swamp Rd #27

Doylestown, PA 18902

Until a change is requested all tax statements shall be sent to the following address:

Fi Properties, LLC

4387 W Swamp Rd #27

Doylestown, PA 18902

STATUTORY WARRANTY DEED

Rachel Balek

Grantor(s), hereby convey and warrant to

Fi Properties, LLC

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:

The East 1/2 of Government Lot 1 (the NW1/4 of the NW1/4) in Section 30, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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

R-3511-03000-00600-000; R287914

The true and actual consideration for this conveyance is \$5,000.00.

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:

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 this 3 day of December, 2025

Rachel A. Balek
Rachel Balek

State of Oregon
County of Lane

On this 3 day of December, 2025, before me Lauretta Marie Belk a Notary Public in and for said state, personally appeared Rachel Balek, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he/she 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.

LBelk

Notary Public for the State of Oregon

Residing at Eugene, Oregon

Commission Expires: 1/21/2029



Affidavit

1. This is written evidence to you that there are no unpaid bills for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned and, to the extent that there may be such unpaid bills, that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanic's or materialmen's liens affecting the property located at The East 1/2 of Government Lot 1 (the NW1/4 of the NW1/4) in Section 30, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. Map/Tax Acct #(S) R-3511-03000-00600-000; R287914
2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed against us. That if there are any judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property, described herein.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners.
7. This agreement is executed with and forms a part of the sale and/or financing of the above described premises and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing and forms a complete agreement by itself for any action thereon.

Rachel A. Balek
Seller: Rachel Balek

State of Oregon)
County of Lane)ss

The foregoing instrument was acknowledged to before me this 3 day of December, 2025 by Rachel Balek.

Witness my hand and official seal.

My commission expires: 1/21/2029

LBalek

Notary Public Lauretta Marie Belk

