

2021-006398

Klamath County, Oregon

04/23/2021 10:58:00 AM

Fee: \$97.00

After recording, return to:
The Burke Group LLC
7454 Village Dr. Prairie Village
KS, 66208

Until a change is requested,
all tax statements should be sent to:
Abdul-Ghafur Faiz
912 S RACE St #1
Port Angeles WA, 98362

WARRANTY DEED

Under ORS 93.850

The grantor,
Abdul-Ghafur Faiz

for the true and actual consideration of \$3,250

CONVEYS AND WARRANTS to the grantee,
Eric Burke (O.B.O.) The Burke Group LLC.

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 25, Block 31, Nimrod River Park, 4th Addition, Klamath County, OR

Parcel ID: R330118

And commonly known as: Nimrod River Park 4Th

Signed, sealed, and delivered on this presence of:

day of 19TH, 2021, in the

Signature: Abdul Ghafur Faiz
Print Name: ABDUL GHAFUR FAIZ
Capacity: OWNER / SELLER

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Signature _____
Print Name _____
Capacity _____

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF WA
COUNTY OF Clallam

On this 19 day of April, 2021, before me, Notary Public in and for said state, personally appeared Abdul Ghafur Faiz

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Patricia M. Price
Print Name: Patricia M. Price
Title: Notary
My Commission Expires: 9-21-2021

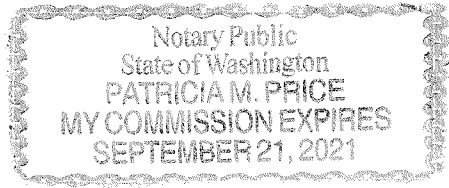


Exhibit A

Lot 25, Block 31, Nimrod River Park, 4th Addition, Klamath County, OR

APN # R330118

ALTERNATE APN# 3610E12B03800

TWNSHP-SEC-RNG- 36S-12-10E

Unofficial
Copy

Source of Title:

Being the same property conveyed by warranty deed from Michael E. Long, Inc. and Abdul-Ghafur Faiz, recorded on October 4th, 2013. In the records of Klamath County, Oregon.

This conveyance is made subject to:

Current taxes and other assessments, all reservations in patents and all easements, right of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we warrant the title against all persons whomever, subject to the matters set forth above.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.