

M05-64618

Klamath County, Oregon

09/20/2005 08:43:21 AM

Pages 3 Fee: \$31.00

Recording requested by:

Stephen A. Diaz and Nadine Diaz
680 Anthony Drive
Hanford, CA 93230

and when recorded, please return this deed
and tax statements to:

Stephen A. Diaz
680 Anthony Drive
Hanford, CA 93230

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

Stephen A. Diaz
680 Anthony Drive
Hanford, CA 93230

Above reserved for official use only

GENERAL WARRANTY DEED

THE GRANTOR: Jean H. Smith a ☐ married ☒ unmarried individual whose address is 13181 Del Monte Drive, #38-I, Seal Beach, CA 90740 County of Los Angeles, State of California FOR A VALUABLE CONSIDERATION, in the amount of \$6,086.00, hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS to Stephen A. Diaz and Nadine Diaz ("Grantee"), whose address is 680 Anthony Drive, Hanford, CA 93230 County of Kings, State of California the following described real property in the County of Klamath, State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 Block 8 OREGON SHORES SUBDIVISION, Track #1053, in the County of Klamath, State of Oregon, as shown on the map filed October 3, 1973, in Volume 20, Pages 21 and 22 of Maps in the office of County Recorder of said County.

Prior deed reference (if applicable): Vol M91, Page 15047, Doc. # , of the Klamath County Recorder, in the State of Oregon.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

314

EXECUTED this day of 1 sept, 20 05

Jean H. Smith
Signature of Grantors

JEAN H. SMITH
Type or print name of Grantors

Stephen Diaz
Signature of Witness

Stephen Diaz
Type or print name of Witness

680 Anthony Dr.
Witness Address
Hanford, CA 93230

State of **CALIFORNIA**)
County of _____) ss

The foregoing instrument was acknowledged before me on this _____ day of _____, 20____.

Signature of Notary Public

(Seal)

Printed Name of Notary

My commission expires on _____, 20____.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of

Orange

SS.

On Sept. 1, 2005 before me,

Date

Patty Jaramillo

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Jean H. Smith

Name(s) of Signer(s)

☐ personally known to me

☒ 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 the instrument.



WITNESS my hand and official seal.

Patty Jaramillo
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

General Warranty Deed

Document Date:

Sept. 1, 2005

Number of Pages:

3

Signer(s) Other Than Named Above:

None

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here