

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

2011-005796

Klamath County, Oregon



00101615201100057960040049

05/11/2011 09:21:50 AM

Fee: \$52.00

WHEN RECORDED RETURN TO:

Derek Keepers *AND TAX STATEMENTS*

P.O. Box 204

Etiwanda, California, 91739

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## WARRANTY DEED

THE GRANTOR(S),

-Sean Anthony Walsh, a married man who took title as an unmarried man

-Barbara Hollister, a married woman

for and in consideration of: \$2,000.00 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

-Derek Keepers, a married man P.O. Box 204 Etiwanda, San Bernardino County, California, 91739  
the following described real estate, situated in Klamath Falls, OR, in the County of Klamath, State of Oregon:

LOT 27, BLOCK 44, OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NUMBER 2,  
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK  
OF KLAMATH COUNTY, 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.

Map & Tax Lot No.: R-3811-016A0-04200

Property ID No.: R472269

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: 4-18-2011

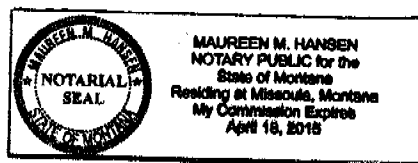
*Sean Anthony Walsh*  
Sean Anthony Walsh  
7502 Gardenia Street  
Missoula, Montana, 59808

STATE OF MONTANA, COUNTY OF MISSOULA, ss:

This instrument was acknowledged before me on this 18 day of April 2011,  
\_\_\_\_\_ by Sean Anthony Walsh.

*Maureen M Hansen*  
Notary Public

*Notary*  
Title (and Rank)



My commission expires April 18, 2015

Notary Address:

3045 N Reserve St  
Missoula, MT 59808

Please mail tax statements to: Same as return address  
Derek Keepers PO Box 204  
Etiwanda, CA 91739

**Grantor Signatures:**

DATED: April 13, 2011

Barbara Hollister

Barbara Hollister

Address: 20231 Modoc Rd.

Apple Valley

STATE OF California COUNTY OF San Bernardino

This instrument was acknowledged before me on this 13<sup>th</sup> day of April, 2011 by Barbara Hollister.

\_\_\_\_\_  
Notary Public

*See Attached  
Notarial Document  
4-13-11*

\_\_\_\_\_  
Title (and Rank)

My commission expires June 16, 2012

Notary Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

State of California

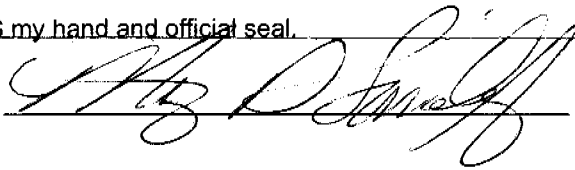
County of San BernardinoOn April 13<sup>TH</sup>, 2011 before me, Misty D. Sanchez / Notary Public  
(here insert name and title of the officer)personally appeared Barbara J. Hollister

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature




(Seal)

## OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

## DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty DeedDocument Date: April 13<sup>TH</sup>, 2011 Number of Pages: 3

Signer(s) if Different Than Above: \_\_\_\_\_

Other Information: \_\_\_\_\_

## CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s): Barbara J. Hollister, Bennett 4/13/11☒ Individual☐ Corporate Officer

(Title(s))

☐ Partner☐ Attorney-in-Fact☐ Trustee☐ Guardian/Conservator☐ Other: \_\_\_\_\_

## SIGNER IS REPRESENTING:

Name of Person(s) or Entity(ies): \_\_\_\_\_