

2011-013047

Klamath County, Oregon

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY



00110494201100130470030037

11/23/2011 09:03:45 AM

Fee: \$47.00

WHEN RECORDED RETURN TO:

Alex Mackenzie
10822 NW Laurinda Ct.
Portland, OR 97229

WARRANTY DEED

THE GRANTOR(S),

-Derek Keepers, a married man, PO Box 204, Etiwanda, CA 91739

for and in consideration of: \$1,842.30 grants, bargains, sells, conveys and warranties to the

GRANTEE(S):

-Alex MacKenzie, a single man 10822 NW Laurinda Ct. Portland, OR 97229

the following described real estate, situated in Klamath Falls, OR, in the County of Klamath, State of Oregon:

LOT 7, BLOCK 3, OF KLAMATH FOREST ESTATES, 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.

Property ID No.: R259749

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.

Please mail tax statements to: Alex MacKenzie 10822 NW Laurinda Ct. Portland, OR 97229

Grantor Signatures:

DATED: November 7th 2011

Derek Keepers

Derek Keepers

P.O. Box 204

Etiwanda, CA 91739

STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO ss:

This instrument was acknowledged before me on this _____ day of _____, _____
by Derek Keepers.

Notary Public

Title (and Rank)

My commission expires _____

Notary Address:

California All-Purpose Acknowledgment

State of California

County of San Bernardino

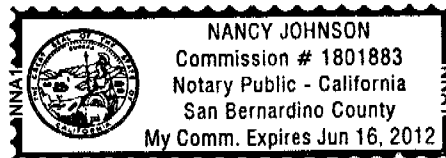
On 11/07/11 before me, Nancy Johnson, notary public, personally appeared ***Derek Keepers***, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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

Nancy Johnson (Seal)



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: Warranty Deed Lot 7 Block 3

Document Date: November 7, 2011

of Pages: 2

Signer(s) Other Than Named Above: None