

2012-013499

Klamath County, Oregon



00128160201200134990040041

12/05/2012 11:02:50 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

MAIL TAX STATEMENTS TO:

AMANDA JEAN PEARCE

340 N. 11th ST.

GROVER BEACH, CA. 93433

WHEN RECORDED RETURN TO:

Amanda Jean Pearce
825 Tyler Road
Emmett, Idaho, 83617

GRANT DEED

THE GRANTOR(S),

- Steve E. Kirby and Linda J. Kirby, a married couple,
- ~~Steve E. & Linda J. Kirby and Linda J. Kirby, a married couple,~~ SK AK

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants to the GRANTEE(S):

- Amanda Jean Pearce, 825 Tyler Road, Emmett, Gem County ~~County~~, Idaho, 83617, the following described real estate, situated in Latakomi Shores, in the County of Klamath County, State of Oregon: **LOT IS LOCATED ON THE CORNER OF STATE HIGHWAY 427 & SHOSOHONI IN THE LATAKOMI SHORES DEVELOPMENT, ADJACENT TO AGENCY LAKE IN CENTRAL KLAMATH COUNTY, OREGON.**

(legal description): 86.89' by 125.0' lot
(LOT SIZE) 86.89' BY 125.0'

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.

Tax Parcel Number: Lot 23, block 6 ACCT # R231555

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: 11/12/2012

DATED: 11-12-2012

Steve E. Kirby
Steve E. & Linda J. Kirby *EF* KIRBY
340 North 11th St.
Grover Beach, California, 93433

Linda J. Kirby
Linda J. Kirby

STATE OF CALIFORNIA
COUNTY OF SAN LUIS OBISPO

On _____ before me, _____, personally appeared Steve E. & Linda J. Kirby and Linda J. Kirby, 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.

(Notary Seal)
Signature of Notary Public

*See attached CA Acknowledgment
Staneel 11/12/12*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Luis Obispo

On this 12th day of November, 2012,

before me, Sandi Farrell, Notary Public, personally appeared _____

Steve E. Kirby and Linda J. Kirby

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.

Sandi Farrell
Sandi Farrell, Notary Public
State of California
Commission Exp.: June 16, 2014

Optional: Description of Attached Document

Title or type of Document: Grant Deed Document Date: 11/12/12
of Pages: 3 Signer(s) Other than Named Above: none

