

2014-003618

Klamath County, Oregon



00151491201400036180030031

04/18/2014 09:59:29 AM

Fee: \$52.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

MAIL TAX STATEMENTS TO:

STEVE E. KIRBY & LINDA J.

KIRBY

340 N. 11<sup>th</sup> ST., GROVER BEACH,  
CA. 93433

WHEN RECORDED RETURN TO:

STEVE E. KIRBY & LINDA J. KIRBY

340 N. 11<sup>th</sup> ST., GROVER BEACH, CA. 93433

**GRANT DEED**

THE GRANTOR(S),

AMANDA JEAN PEARCE

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants to the GRANTEE(S): STEVE E. KIRBY AND LINDA J. KIRBY, A MARRIED Couple.

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 & SHOSHONI 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

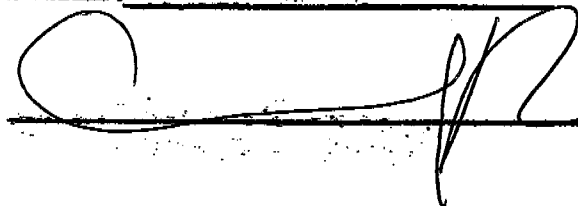
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW

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:** 4-12-14

**DATED:** \_\_\_\_\_

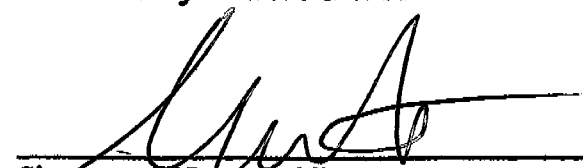


**STATE OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO**

On April 12, 2014 before me, M. White, Notary Public, personally appeared Amanda Jean Pearce, proved to me on the basis of satisfactory ~~license~~ 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

