

2014-013291

Klamath County, Oregon



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Fee: \$47.00

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Send tax statements to: Peter Boccadoro at 3711 Ruskin Pl, Fremont, CA 94536

This document prepared by: National Mitigation Services, LLC

Mail after recording to: Peter Boccadoro at 3711 Ruskin Pl, Fremont, CA 94536

### Warranty Deed

WARRANTY DEED, made this 11<sup>th</sup> day of December, 2014

By and between Langstaff Revocable Living Trust, Arthur D. McAllister Trustee

Of the County of Klamath ("Grantor(s)", Langstaff Revocable Living Trust, Arthur D. McAllister Trustee and ("Grantee(s)", Peter Boccadoro whose mailing address is 3711 Ruskin Pl, Fremont, CA 94536

THE GRANTOR, for and in consideration of the sum of \$3,995.00, the receipt and sufficiency of which is hereby acknowledged and received, and for consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Klamath, State of Oregon, described as follows:

Legal Description:

Lot 28 in Block 4 of KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Also known as lot and number: Klamath Forest Estates, Block 4, Lot 28, Klamath County OR 97624

Tax Parcel ID# 28

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs

and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Signed Sealed and Delivered in our Presence

Carolyn Mitchell  
Witness

Arthur D. McAllister  
Seller Langstaff Revocable Living Trust  
Arthur D. McAllister Trustee

State of Oregon

County of Deschutes

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared Arthur D. McAllister to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Witness my hand and official seal in the County and State last aforesaid this 11<sup>th</sup> day of December, 2014 A.D.,

[Signature]  
Notary Public

My Commission Expires November 14<sup>th</sup>, 2017

