

2015-000263

Klamath County, Oregon



00163751201500002630030038

01/12/2015 09:07:21 AM

Fee: \$52.00

Recording requested by

Matthew Diaz-Caldwell

And when recorded, please deliver this deed and

Tax statements to:

- Matthew Diaz-Caldwell
- PO Box 694
- Hanford, CA 93232

For recorder's use only

GENERAL WARRANTY DEED

THE GRANTOR: Stephen A. Diaz and Nadine Diaz a married couple whose address is 1015 West Audubon Road, Hanford, CA 93230 County of Kings, State of California FOR A VALUABLE CONSIDERATION, IN THE AMOUNT \$8,000, hereby acknowledged to be the true and actual consideration paid for this transfer of property, hereby GRANTS, CONVEYS and WARRANTS TO Matthew Anthony Diaz-Caldwell ("Grantee"), whose address is 1825 East 1ST Street Apt. 7, Long Beach, CA 90802-6168 County of Los Angeles, State of California the following described real property in the County of Klamath, Sate of Oregon, free of encumbrances except as specifically set forth herein:

Lot 5 Block 8 OREGON SHORES SUBDIVISION, Tract #1053, as shown on the map filed October 3, 1973, in Volume 20, Pages 21 and 22 of Maps in office of the County Recorder of said County.

Prior deed reference (if applicable): Vol. M05, Page 68083, Doc. # , of the Klamath County Recorder, in the State of Oregon.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further **WARRANTS** and agrees to **FOREVER DEFEND** all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

THIS INSTRUMENT WILL 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 APPROVED USES T DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

EXECUTED this day of December 31, 20 14

Stephen A. Diaz Nadine Diaz
Signature of Grantors

Stephen A. Diaz Nadine Diaz
Type or print name of Grantors

Pricilla Vera
Signature of Witness

Pricilla Vera
Type or print name of Witness

1021 N 10th AVE
Witness Address

State of **CALIFORNIA**)

County of _____)ss

The foregoing instrument was acknowledged before me on the _____ day of _____, 20__

see attached certificate

(Notary Seal)

Signature of Notary Public

Printed Name of Notary

My commission expires on 26 Nov 2018, 20__

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of KINGS

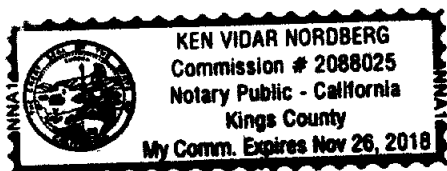
On 31 DEC 2014 before me, KEN VIDAR NORDBERG, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

personally appeared STEPHEN A. DIAZ and NADINE DIAZ

Name(s) of Signer(s)



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: [Signature]

Signature of Notary Public

Place Notary Seal Above

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: General Warranty Deed

Document Date: 12/31/2014

Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Stephen A. Diaz

Signer's Name: Nadine Diaz

☐ Corporate Officer — Title(s): _____

☐ Corporate Officer — Title(s): _____

☒ Individual

☒ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other: _____

☐ Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here