

2016-002951

Klamath County, Oregon



00184024201600029510020025

03/21/2016 10:00:58 AM

Fee: \$47.00

PREPARED BY:

Glen C. Ebey
6745 Canvasback Dr
Bonanza, OR 97623

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Glen C. Ebey
6745 Canvasback Dr
Bonanza, OR 97623

MAIL TAX STATEMENTS TO:

Antonio & Brynn Cazarez
5623 Harpold Rd
Bonanza, OR 97623

Returned at Counter

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 21 day of MARCH, 2016, between Glen C. Ebey, whose address is 6745 Canvasback Dr, Bonanza, Oregon 97623, and Susan M. Ebey, whose address is 6745 Canvasback Dr, Bonanza, Oregon 97623, a married couple ("Grantors"), and Brynn Nicole Cazarez, whose address is 5623 Harpold Rd, Bonanza, Oregon 97623, and Antonio Cazarez Paz, whose address is 5623 Harpold Rd, Bonanza, Oregon 97623, a married couple ("Grantees").

For and in consideration of the sum of \$15,000.00, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby Grant, Bargain, Sell, and Convey with general warranty covenants to Grantees, as Tenancy by the Entirety, the property located in Klamath County, Oregon, described as:

Lot 7 in Block 37 of Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Prior instrument reference: General Warranty Deed, Volume/Book _____, Page 1, Document No. 2010-003821, of the Recorder of Klamath, Oregon, recorded Monday, March 29, 2010.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same, and that the Grantors, Grantors' heirs, executors and administrators shall warrant and defend the title unto the Grantees, Grantees' heirs and assigns against all lawful claims whatsoever.

Tax/Parcel ID Number: R461208 (Map R-3811-004C0-02700-000)

IN WITNESS WHEREOF the Grantors have executed this deed on the 21ST day of MARCH, 2016.

3-21-16
Date

Glen C. Ebey
Glen C. Ebey, Grantor

3/21/16
Date

Susan M. Ebey
Susan M. Ebey, Grantor

State of Oregon County of Klamath

This instrument was acknowledged before me on the 21ST day of MARCH, 2016 by Glen C. Ebey and Susan M. Ebey

Donna Jean DeLoe
Notary Public-State of Oregon

My Commission expires: May 26, 2018

