



2017-004154

Klamath County, Oregon

04/21/2017 09:23:00 AM

Fee: \$52.00

THIS SPACE RES

After recording return to:

S. Garland, Inc., a Nevada corporation

63 Via Pico Plaza #544

San Clemente, CA 92672

Until a change is requested all tax statements  
shall be sent to the following address:

S. Garland, Inc., a Nevada corporation

63 Via Pico Plaza #544

San Clemente, CA 92672

File No. 158680AM

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**STATUTORY WARRANTY DEED**

**Dorothy M. Rosenfeld, or Successor, Trustee of the Dorothy M. Rosenfeld 2008 Trust,**

Grantor(s), hereby convey and warrant to

**S. Garland, Inc., a Nevada corporation,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except  
as specifically set forth herein:

**PARCEL ONE**

**Lot 18, Block 4, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.**

**PARCEL TWO**

**The West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 38 South, Range 11 East of the  
Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$4,500.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 19 day of April, 2017

Dorothy M. Rosenfeld 2008 Trust

By: Dorothy M. Rosenfeld  
Dorothy M. Rosenfeld, Trustee

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of April, 2017, before me, \_\_\_\_\_, a Notary Public in and for said state, personally appeared Dorothy M. Rosenfeld, as Trustee of the Dorothy M. Rosenfeld 2008 Trust, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*See attached*  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Ventura }

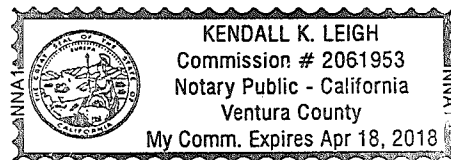
On April 19, 2017 before me, Kendall K Leigh Notary  
Public, Date (here insert name and title of the officer)

personally appeared Dorothy M Rosenfeld

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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_