

2018-002877

Klamath County, Oregon



00218768201800028770030033

03/16/2018 08:56:16 AM

Fee: \$52.00

Recording prepared by:

DAVID IMMEN

P.O. Box 66,

Bonanza, OR 97623

When recorded return to:

DAVID F. IMMEN

P.O. Box 66,

Bonanza, OR 97623

Mail tax statements to:

P.O. Box 66,

Bonanza, OR 97623

Tax parcel no.: R466908

State of Oregon

Rev. 133C77F

WARRANTY DEED

This General Warranty Deed is made effective this MAR. 2, 2018 (the "Effective Date") between GILBERT A. DURAN ("Grantor"), an individual whose mailing address is 41516 25th St. W, Palmdale, CA 93551 and DAVID F. IMMEN ("Grantee"), an individual whose mailing address is P.O. Box 66, Bonanza, OR 97623.

WITNESSETH, that Grantor, for and in consideration of the sum of \$2,000.00 USD and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located in an unincorporated area in Klamath County, Oregon, and more particularly described as follows: KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4, BLOCK 122, LOT 3.

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

EXECUTED this MAR. 2, 2018


Grantor Signature

GILBERT A. DURAN
Grantor Name


Grantee Signature

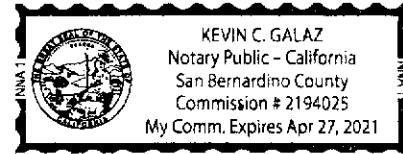
DAVID F. IMMEN
Grantee Name

NOTARY ACKNOWLEDGMENT

State of California)

) (Seal)

County of Los Angeles)



The foregoing instrument was acknowledged before me this 2nd day of March, 2018, by the undersigned, GILBERT A. DURAN, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

[Signature]
Signature

Kevin C Galaz
Notary Public

My Commission Expires: Apr 27, 2021