

2018-003823

Klamath County, Oregon



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03/30/2018 08:27:26 AM

Fee: \$47.00

AFTER RECORDING RETURN TO:

Debra A. Kerr
Allen, Allen & Caroselli, Ltd.
240 Westgate Drive, Ste. 241
Watsonville, CA 95076

SEND TAX STATEMENTS TO:

Sebastian Little, Trustee
The Sebastian Little Trust
P.O. Box 7732
Santa Cruz, CA 95061

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, the Grantor, SEBASTIAN LITTLE, does hereby grant, bargain, sell and convey unto Grantee, SEBASTIAN LITTLE, TRUSTEE OF THE SEBASTIAN LITTLE TRUST dated February 13, 2018, his one-quarter (1/4) interest in the following real property commonly known as 3610 Washburn Way, Klamath Falls, Oregon 97603, situated in Klamath County, State of Oregon, described more particularly as:

TWP 39 RNGE 9, BLOCK SEC 9, TRACT MLP 33-92 PARCEL #1, ACRES .37

Parcel ID: R873457

TOGETHER WITH all water rights, ditch rights, rights of way, improvements, tenements, hereditaments, and appurtenances thereto belonging or used in connection therewith, including all houses and buildings on said parcel of land;

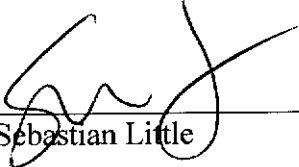
SUBJECT TO All current taxes and assessments of every kind whatsoever, all patent and state deed reservations; the bonded debt of all taxing units; co-ownership/tenancy agreements; all repayment contracts between any irrigation district in which the premises may be situated and the United States; and all rights of way over the premises regardless of how evidenced or acquired and whether the same appear of record or not; any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or making inquiry of persons in possession thereof; discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records; and any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by public records.

HEREBY releasing and waiving all rights under and by virtue of the laws of the State of Oregon.

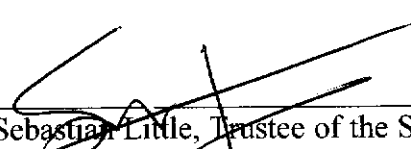
TO HAVE AND TO HOLD said premises, with their appurtenances, unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that he was the owner of said interest in the premises; that said interest is free from all encumbrances except as noted in paragraph above beginning with the words "SUBJECT TO THE FOLLOWING" and that he will warrant and defend the same from all lawful claims whatsoever. And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

DATED this 26th day of March, 2018.

GRANTOR


Sebastian Little

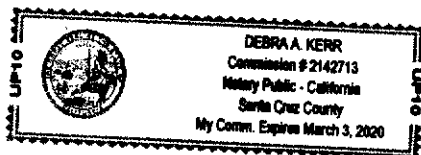
GRANTEE



Sebastian Little, Trustee of the Sebastian Little
Trust dated February 13, 2018

State of California)
:ss.
County of Santa Cruz)

The foregoing instrument was acknowledged before me on this 26th day of March, 2018, by **SEBASTIAN LITTLE**, who acknowledged such instrument to be his free and voluntary act and deed, and on oath stated that he was duly authorized to execute such instrument.

Witness my hand and official seal.




(Notary Public Signature)
Notary Public for California
Residing at: APTOS CA
Commission Expires: 3-3-20