

2018-006374

Klamath County, Oregon



00222839201800063740020027

05/24/2018 12:20:00 PM

Fee: \$47.00

This document prepared by (and after recording
return to):)

Name: MICHAEL J. AMTHOR)

Address: 1120 SECOND STREET)
SUITE C)

City, State, Zip: Brentwood, CA 94513)

Phone: 925-516-4888)

-----Above This Line Reserved For Official Use Only-----

WARRANTY DEED

(Individual to a Trust)

KNOW ALL BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, JO ANN HERNANDEZ, an unmarried woman, hereinafter referred to as "Grantor", does hereby convey and warrant unto JO ANN HERNANDEZ, TRUSTEE OF THE 2018 JO ANN HERNANDEZ TRUST hereinafter "Grantee", the following One-Half (1/2) interest in lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Describe Property of State as follows:

BLOCK 10 LOT 12, of the 2nd addition to Nimrod River Park as shown on map in official records of said county

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 7th day of May, 2018.

Joann Hernandez
Jo Ann Hernandez

SEND TAX STATEMENTS TO: JO ANN HERNANDEZ, 3919 CREEKSIDE WAY, OAKLEY, CA 94561

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 Contra Costa)

)

On May 7, 2018, before me, Alice F. Browne, notary public, personally appeared Jo Ann Hernandez, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

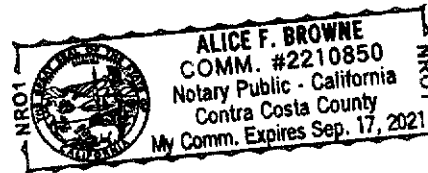
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Alice F. Browne

My commission expires on: September 17, 2021



(Seal)

Mail tax statements to: Jo Ann Hernandez, 3919 Creekside Way, Oakley, California 94561