

2018-006550

Klamath County, Oregon



00223057201800065500030032

05/30/2018 09:34:07 AM

Fee: \$52.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Land Naturally
117 Bernal Road, Ste. 70-628
San Jose, CA 95119

WARRANTY DEED

THE GRANTOR(S),
- Joseph A. Anziano, 7074 Fairwood Court, Highland, CA 92346,

for and in consideration of: Two Thousand, Three Hundred Dollars and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):
- Melissa A. Simpson and Karen S. Newmyer, Joint Tenants with Rights of Survivorship,
the following described real estate, situated in the County of Klamath, State of Oregon:

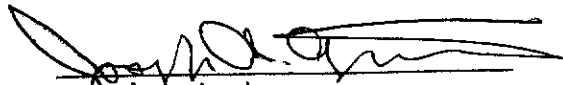
Parcel ID	Recorder:Legal Description
R328434	Block 33, Lot 1, Fourth Addition to Nimrod River Park.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.


Grantor Signatures:

DATED: 5/12/18


Joseph A. Anziano
7074 Fairwood Court, Highland, CA
92346


Grantor Signatures:

DATED: _____


7074 Fairwood Court, Highland, CA
92346

STATE OF California
COUNTY OF San Bernardino

This instrument was acknowledged before me on this 12 day of MAY, 2018
by Joseph A. Anziano.



Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires 06/24/2021

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 SAN BERNARDINO)

On 05/12/2018 before me, YESENIA MUNOZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared JOSEPH A. ANZIANO
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 

(Seal)

