

2018-006781

Klamath County, Oregon



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06/04/2018 03:39:04 PM

Fee: \$87.00

GRANTOR
Kate Bekins, Trustee, Kate Bekins
Revocable Trust dated September 24, 1997

GRANTEE
Susann Patricia Spratt
1855 E Lowell
Klamath Falls, OR 97601

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Kate Bekins, Trustee, Kate Bekins Revocable Trust dated September 24, 1997, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Susann Patricia Spratt, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 15, Block 3, MOUNTAIN LAKES HOMESITES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

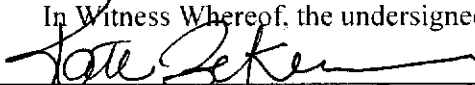
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money..

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 1st day of June, 2018.


Kate Bekins, Trustee, Kate Bekins Revocable Trust dated September 24, 1997

STATE OF CALIFORNIA, County of _____)ss.

Personally appeared the above named Kate Bekins, Trustee, Kate Bekins Revocable Trust dated September 24, 1997 and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

PLEASE SEE ATTACHMENT
FOR NOTARIZATION

Before me: _____
Notary Public for California
My Commission Expires: _____

CERTIFICATE OF ACKNOWLEDGMENT

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 Contra Costa

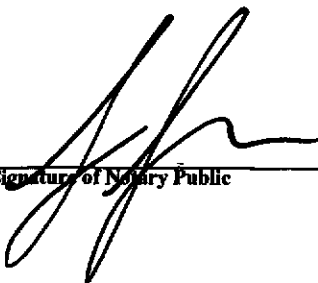
On June 1, 2018 before me, J. FLORES, Notary Public,
Date Name of Officer

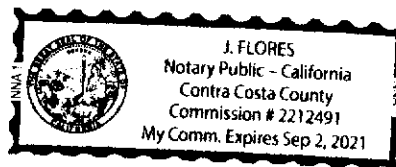
personally appeared Kate Bekins,
Name of Signer(s)

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 of Notary Public



Place Notary Seal Above

Description of Attached Document

Title or Type of Document: WARRANTY deed

Document Date: 6-1-18 Number of Pages: _____

Signers(s) other than named above: _____