

2018-007099

Klamath County, Oregon

06/12/2018 01:00:00 PM

Fee: \$87.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Adelaide S. Packwood, a widow not since remarried

Grantor's Mailing Address: 5321 East 28th Street, Long Beach, California 90815

Grantee: Leslie P. Gillbreath, a married woman as her sole and separate property

Grantees Mailing Address: 5321 East 28th Street, Long Beach, California 90815

Type of Document to be Recorded: **WARRANTY DEED**

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Deed: Recorded March 1, 1977; Book 77, Page 3553

Tax Account Number: R-3511-014B0-03400-000

Until a change is requested, all Tax Statements shall be sent to the following address:

Leslie P. Gillbreath
5321 East 28th Street
Long Beach, CA 90815

After Recording Return To:

uDeed, LLC – 85457
9041 S. Pecos Road, Suite 3900
Henderson, NV 89074

Prepared By:

Adelaide S. Packwood
5321 East 28th Street
Long Beach, CA 90815

WARRANTY DEED

TITLE OF DOCUMENT

Adelaide S. Packwood, a widow not since remarried, Grantor, conveys and warrants to Leslie P. Gillbreath, a married woman as her sole and separate property, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of Klamath, State of Oregon:

LOT 24 OF BLOCK 24, OREGON PINES, AS SAME IS SHOWN ON PLAT FILED JUNE 30, 1969 DULY RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Tax Account No.: R-3511-014B0-03400-000

Prior Recorded Document Reference: Deed: Recorded March 1, 1977; Book 77, Page 3553

Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and none

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION.

Dated this 10th day of January 2018. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

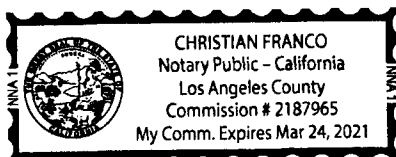
Adelaide S. Packwood
Adelaide S. Packwood

STATE OF California

COUNTY OF Los Angeles^{SS}

2018 This instrument was acknowledged before me this 10th day of January, by Adelaide S. Packwood.

NOTARY STAMP/SEAL



Before Me [Signature]
NOTARY PUBLIC- STATE OF CA
My Commission Expires: MARCH 24, 2021