

2018-012804

Klamath County, Oregon



00230664201800128040020028

10/19/2018 09:57:17 AM

Fee: \$87.00

RECORDING REQUESTED BY:

William S. Dunlevy, Esq.

WHEN RECORDED MAIL TO:

Law Offices of William S. Dunlevy
1200 Paseo Camarillo, Suite 255
Camarillo, CA 93010

MAIL TAX STATEMENTS TO:

Eric W. Schwarm
1951 Halfmoon Circle
Loveland, Colorado 80538

Space Above This Line for Recorder's Use

Consideration: None (love and affection)

WARRANTY DEED

FOR NO CONSIDERATION, Shirley L. Schwarm, a single person, hereby grants to Eric W. Schwarm, a single person, the following real estate which is located in Klamath County, California:

Lot 14, Block 1, Oregon Shores Subdivision, Tract 1053, in the County of Klamath, State of Oregon, as shown on the Map filed on October 3, 1973, in Volume 20, Pages 21 and 22 of Maps in the office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 2018-2019 and subsequent,
(2) Covenants, conditions, reservations, easements, restrictions, rights, rights of way, and all matters appearing of record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements belonging to or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion, reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, said SHIRLEY L. SCHWARM, the Grantor herein, has caused her name to be hereunto subscribed as of the date written below.

Grantor warrants the title to the Grantee and Grantee's heirs, representatives and assigns against all persons whomsoever on behalf of Grantor, and Grantor's heirs, representatives and assigns, as follows:

1. Grantor is lawfully seised in fee simple of the property described above;
2. Grantor has the right to convey the real property;
3. Grantor warrants and will defend the title and quiet enjoyment of the real property

against the lawful claims and demands of all persons;

4. Grantor will do any further acts for the purpose of perfecting the title that the Grantee, and Grantee's heirs, representatives and assigns may reasonably require; and

5. The estate is free from all liens and encumbrances except as follows: None.

Witness my hand this 27th day of August, 2018.

GRANTOR

Shirley L. Schwarm
SHIRLEY L. SCHWARM

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 Ventura)

On August 27, 2018, before me, MARGARET JOY DUNLEVY, personally appeared SHIRLEY L. SCHWARM, 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 *Margaret Joy Dunlevy* (Seal)

