

2018-014282

Klamath County, Oregon



00232456201800142820030030

11/27/2018 12:17:04 PM

Fee: \$92.00

After Recording Return to:

DREW GRANDALL STOKES  
4711 GREENE ST  
SAN DIEGO, CA 92107

Until a change is requested, please forward all  
tax statements to:

DREW C. STOKES  
4711 GREENE ST  
SAN DIEGO, CA 92107

Tax Assessor's Account No. 387414

## WARRANTY DEED

(Individual to Individual)

Grantor DAVID LEE STOKES, does hereby grant, bargain, sell, convey,  
and warrant unto DREW GRANDALL STOKES, Grantee, the following lands and property,  
together with all improvements located thereon, lying in the County of KLAMATH,  
State of Oregon, to-wit:

- ☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
☐ Legal Description:

Street Address of Real Property:

The true and actual consideration paid for this transfer, stated in terms of dollars, is  
\$ -0-

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by  
Grantor, if any, which are reserved by Grantor.

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.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Taxes for tax year 2018/19 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☐ paid by Grantee, or ☒ paid by Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on this the 6 day of NOVEMBER, 2018.

David Lee Stokes

Signature

DAVID L STOKES

Type or Print Name

CALIFORNIA  
STATE OF ~~OREGON~~ )  
County of SAN DIEGO ) SS.

The foregoing instrument was acknowledged before me this 11-6-2018 (date) by DAVID LEE STOKES (name of person acknowledged.)



Susan A. Cannon

Notary Public for Oregon CALIFORNIA

SUSAN A. CANNON

Type or Print Name

My Commission expires: 07/10/2020

Grantor (name, address and telephone)

DAVID LEE STOKES  
8683 LEMON AVE APT 6  
LA MESA CA 91941  
(619) 464-7567

Grantee (name, address and telephone):

DREW GRANDALL STOKES  
4711 GREENE ST  
SAN DIEGO, CA 92107  
(442) 888-4658

# EXHIBIT A

## KLAMATH COUNTY, OREGON PROPERTY TAX STATEMENT 305 MAIN STREET RM 121 KLAMATH FALLS, OR 97601 JULY 1, 2018 TO JUNE 30, 2019

ACCOUNT NO:  
387414

### REAL PROPERTY DESCRIPTION

CODE: 033 PCL: 100  
MAP: 3711-017A0-04000  
ACRES: 2.35  
SITUS:

STOKES DAVID L  
8683 LEMON AVE APT 6  
LA MESA, CA 91941

Klamath County Schools 16.86  
Klamath Community College 1.71  
So. OR Education 1.47

Klamath County 7.21  
Museum 0.21  
Library 2.04  
Klamath County Extension SVC 0.62  
Klamath County Predatory Control 0.25  
Bonanza Cemetery 0.40  
Bonanza Park 0.74  
Klamath Forest Estates RD #1 11.65  
911 0.64  
911OP 0.33

Klamath County Schools Bond 13 2.35  
Klamath Lake Timber 18.75

VALUES	LAST YEAR	THIS YEAR
REAL MARKET		
LAND	10,820	10,820
STRUCTURES	0	0
<b>TOTAL RMV</b>	<b>10,820</b>	<b>10,820</b>
<b>TOTAL ASSESSED VALUE</b>	<b>4,040</b>	<b>4,160</b>
<b>EXEMPTIONS</b>		
<b>NET TAXABLE:</b>	<b>4,040</b>	<b>4,160</b>
<b>TOTAL PROPERTY TAX:</b>	<b>64.03</b>	<b>65.23</b>

PAY OPTIONS: BY MAIL, IN PERSON, OR ONLINE AT  
KLAMATHCOUNTY.ORG (FEES APPLY)  
MAIL NOVEMBER PAYMENT TO PORTLAND (FEB & MAY PYMTS MAIL TO  
KLAMATH FALLS ADDRESS), NOVEMBER 15TH POSTMARK ACCEPTED  
ASSESSMENT / ADDRESS / OWNER QUESTIONS: (541) 883-5111  
FOR TAX PAYMENT QUESTIONS CALL: (541) 883-4297

YOUR CANCELLED CHECK IS YOUR RECEIPT

2018 - 2019 TAX ( Before Discount ) 65.23

TOTAL DUE (After Discount and Pre-payments) 63.27