

2018-014282

Klamath County, Oregon



00232456201800142820030030

11/27/2018 12:17:04 PM

Fee: \$92.00

2019-000625

Klamath County, Oregon



00234717201900006250040043

01/23/2019 09:06:37 AM

Fee: \$97.00

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:

*RERECORDED AT THE REQUEST OF MYSELF, DAVID LEE STOKES,
TO CORRECT THE LEGAL DESCRIPTION PREVIOUSLY RECORDED
IN BOOK 2018 AND PAGE 014282.*

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

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 GREEVE 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

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

Klamath County Schools Bond 13 2.35
Klamath Lake Timber 18.75

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

1931

Vol. 72 Page 6962

HWY. 66 UNIT-PLAT 1

KNOW ALL MEN BY THESE PRESENTS, That Valiant Development Corp. and Outdoor Land Development Corp., corporations duly organized and existing under the laws of the State of Oregon, hereinafter called the grantor, in consideration of NINE HUNDRED SEVENTY AND NO/100 Dollars

ALL CASH

to grantor paid DAVID L. STOKES hereinafter called the grantee, his heirs, assigns, all and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the improvements, fixtures and appurtenances thereto belonging or appertaining, situated in the State of Oregon and the county of Klamath, described as follows, to wit:

Lot (s) 30 Block 7
Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1,
as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, (including those set forth in the Declaration of Restrictions recorded on the 12th day of July, 1964 in Document No. 002986, Vol. 346, Pages 473, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.)

TO HAVE AND TO HOLD the above described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants in and with said grantee and grantee's successors, heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed where the context so requires, the singular includes the plural.

The foregoing recitation of consideration is true as I verily believe.
Done by order of the grantor's respective board of directors, with their respective corporate seals attached, this 12th day of May, 1975.

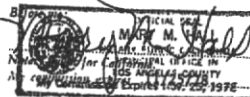
Klamath Falls Forest Estates

By Valiant Development Corp.
Bernard L. Olafson, Vice President
STATE OF CALIFORNIA, County of Los Angeles ss.
May 12, 1975
Personally appeared Bernard L. Olafson.

By Outdoor Land Development Corp.
Richard P. Carlsberg, President
STATE OF CALIFORNIA, County of Los Angeles ss.
May 12, 1975
Personally appeared Richard P. Carlsberg.

who being duly sworn, did say that he is the Vice President of Valiant Development Corp., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

who being duly sworn, did say that he is the President of Outdoor Land Development Corp., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.



WARRANTY DEED

David L. Stokes

TO
PSC BOX 724

APO-NY 09755

AFTER RECORDING RETURN TO

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of JUNE, 1975 at 10:30 o'clock A.M., and recorded in book M 73, page 6962. Record of Deeds of said County. Witness my hand and seal of County affixed.

WM. D. MILNE
County Clerk-Recorder.

By: [Signature]
Deputy.

FEE \$ 2.00

HWY. 66 UNIT-PLAT 1

JUN 20 1975

RECEIVED

10:30 am