



THIS SPACE RESERVED FOR

2019-003863

Klamath County, Oregon

04/10/2019 01:38:01 PM

Fee: \$92.00

After recording return to:

Kenneth Lybrand

P.O. Box 2975

Garden Grove, CA 92842

Until a change is requested all tax statements shall be sent to the following address:

Kenneth Lybrand

P.O. Box 2975

Garden Grove, CA 92842

File No. 288304AM

### STATUTORY WARRANTY DEED

**Steven John Lindsay,**

Grantor(s), hereby convey and warrant to

**Kenneth Lybrand,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A tract of land situated in the NE1/4 SW1/4 (Lot 6) of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the Northwestern line of LaLakes Avenue with Northeasterly line of Schonchin Street in West Chiloquin; thence Northeasterly along the Northwestern line of LaLakes Avenue a distance of 50 feet to a point; thence Northwesternly at right angles to LaLakes Avenue a distance of 116.3 feet to a point; thence Southwesterly parallel with LaLakes Avenue a distance of 50 feet to a point; thence Southeasterly at right angles to LaLakes Avenue a distance of 116.3 feet to the point of beginning, said parcel also described as Lot 55 of R.C. Spinks Addition to Chiloquin, an unplatted subdivision.**

The true and actual consideration for this conveyance is \$53,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this BRILL day of 4 2019.

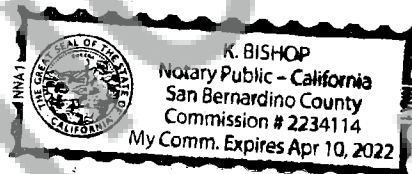
STEVEN JOHN LINDSEY  
Steven John Lindsay  
California  
State of Oregon  
County of Klamath  
San Bernardino

K.Bishop

On this 4 day of April, 2019, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Steven John Lindsey, known or identified to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within Instrument and acknowledged to me that he/~~she/they~~ executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

K. Bishop  
Notary Public for the State of Oregon California  
Residing at: Klamath San Bernardino  
Commission Expires:

4/10/22



# California All-Purpose Certificate of 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 San Bernardino

s.s.

On April 4, 2019 before me, K.Bishop-Notary Public

Name of Notary Public, Title

Steven John Lindsey

personally appeared

Name of Signer (1)

Name of Signer (2)

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.

K. Bishop

Signature of Notary Public

K.Bishop

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

Statutory Warranty Deed

containing 2 pages, and dated 4/4/2019

The signer(s) capacity or authority is/are as:

☒ Individual(s)

☐ Attorney-in-fact

☐ Corporate Officer(s)

Title(s)

☐ Guardian/Conservator

☐ Partner - Limited/General

☐ Trustee(s)

☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_

Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ \_\_\_\_\_