

2019-005878

Klamath County, Oregon



00241095201900058780030033

05/28/2019 08:57:41 AM

Fee: \$92.00

Returned at Counter

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO: AND SEND TAX STATEMENTS TO.

Matthew Swenson
2640 E. Barnett Rd. #E412
Medford, OR, 97504

Warranty Deed

This Deed is made by Shirley J. Cooley Swenson, "Grantor(s)", to
Matthew Swenson, "Grantee(s)", whose post office address
is 2640 E. Barnett Rd. #E412, Medford, OR, 97504,
as (select one):

- ☒ An Unmarried Sole Owner ☐ A Married Sole Owner ☐ A Single Sole Owner
☐ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 0, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real
property (the premises) located in Klamath County/Parish,
Oregon:

LEGAL DESCRIPTION: Block 2, Lot 16, of the 1st addition
to Nimrod river park as shown on map
in official records of said county.

PARCEL NUMBER: _____

TITLE SOURCE: Book M77 on page 11660

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☐ Taxes for the year _____ shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Shirley J. Swenson Date: April 16, 2016
Shirley J. Swenson, Grantor
686 Desert View Dr., Mailing Address
Lake Havasu City AZ,, City, State, Zip
86404

_____, Date: _____
_____, Second Grantor (if Applicable)
_____, Mailing Address
_____, City, State, Zip

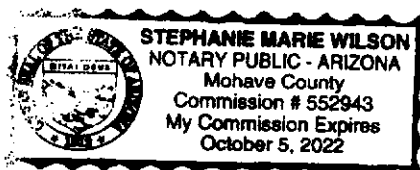
First Witness: N. J. H. Nicole Barrett 4-17-19
Signature Printed Name Date
Second Witness: Kathy Strong Kathy Strong 4-17-19
Signature Printed Name Date

STATE OF Arizona) S.F.S.
COUNTY/PARISH OF Mohave) SW Stephanie Marie Wilson
On April 17, 2019, before me, Shirley J. Cooley Swenson
a Notary Public, personally appeared Shirley J. Cooley Swenson, Nicole Burnett S.F.S.
as Grantor(s), and Nicole Burnett, as Witness, and Katny Strang,
as Witness, 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 Arizona
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephanie Marie Wilson
Signature of Notary



Affiant _____ Known ☒ Produced ID _____

Type of ID A2 DL

Commission expires: 8/2019

I certify that the full consideration paid for
the described property is:

\$ _____

Signed: _____

(Grantee)

Dated: _____

Signed: _____

(Second Grantee, if applicable)

Dated: _____

Preparer: _____