

**2019-008391**

**Klamath County, Oregon**

**07/25/2019 08:11:01 AM**

**Fee: \$92.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Vacant Land USA, LLC  
500 Westover Drive, Ste 11802  
Sanford, NC 27330

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**WARRANTY DEED**

THE GRANTOR(S),

- Shirley Torres, 2843 HOUSTON AVE , STOCKTON , CA 95206,

for and in consideration of: \$10 and other good and valuable consideration grants,  
bargains, sells, conveys and warranties to the GRANTEE(S):

- Vacant Land USA, LLC, 30 N Gould St, Sheridan, WY, 82801,  
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 40 Block 30 Unit Oregon Pines, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

R-3511-011C0-07300-000

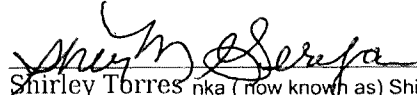
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,  
restrictions, rights of way and easements of record the grantor hereby covenants with the  
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and  
has good right to sell and convey the same; and that Grantor, his heirs, executors and  
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns  
against all lawful claims whatsoever.

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.

**Grantor Signatures:**

DATED: 7/19/2019

  
Shirley Torres nka ( now known as) Shirley Gerolaga  
2843 HOUSTON AVE , STOCKTON , CA  
95206

**Grantor Signatures:**

DATED: \_\_\_\_\_

 SEE ATTACHED NOTARIAL CERTIFICATE 

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_, ss:

This instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_ by Shirley Torres.

\_\_\_\_\_  
Notary Public  
Signature of person taking  
acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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.

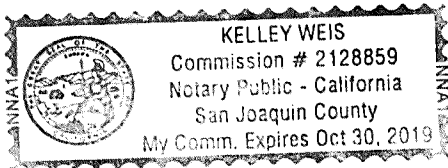
State of California )

County of SAN JOAQUIN )On 07-19-2019 before me, KELLEY WEIS NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officerpersonally appeared SHIRLEY GEROLAGA  
Name(s) of Signer(s)

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 Kelley Weis  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**Title or Type of Document: WARRANTY DEED Document Date: 07-19-2019  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_