

2019-009033

Klamath County, Oregon



00245065201900090330030038

08/09/2019 09:35:45 AM

Fee: \$92.00

PREPARED BY:

Penelope I Heiser Trustee of the Annette Purviance
5125 Claremont Lane
Oakley, CA 94561

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Frank T. Connors
202 Hitching Post Lane
Forest, VA 24551

MAIL TAX STATEMENTS TO:

Frank T. Connors
202 Hitching Post Lane
Forest, VA 24551

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS GENERAL WARRANTY DEED, made and entered into on the 5th day of August, 2019, between Penelope I. Heiser Trustee of the Annette Purviance Trust, an unmarried person, whose address is 5125 Claremont Lane, Oakley, California 94561 ("Grantor"), and Frank T. Connors, whose address is 202 Hitching Post Lane, Forest, Virginia 24551 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Grants, Bargains, Sells, and Conveys with general warranty covenants to Grantee, the property located in Klamath County, Oregon, described as:

lot 25 of nimrod River Park as shown on map in official records of said County together with a portion of lot 27 of Nimrod River Park, more particularly described as Follows:

Beginning at the Southeast corner of Lot 25;thence;S1degree04'E across Lot 27 to a point on the Northerly bank of the Sprague River;thence in a Westerly direction along the Northerly bank of said river too a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 25 and the Northerly river bank;thence, from said intersection N1degree04'W to the southwest corner of said lot 25;thence S88degree56W along the Southerly lot line of said lot to the point of to the point of beginning.

Prior instrument reference: Special/Limited Warranty Deed, Volume/Book _____, Page _____, Document No. _____, of the Recorder of Klamath, Oregon, recorded _____.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

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

Tax/Parcel ID Number: R348458

IN WITNESS WHEREOF the Grantor has executed this deed on the 5th day of August, 2019.

8-5-2019

Date

Purviance Trust, Grantor

Penelope I. Heiser, Trustee
Penelope I. Heiser Trustee of the Annette

State of _____ County of _____

This instrument was acknowledged ~~before me~~ on the _____ day of _____, 20____ by Penelope I. Heiser Trustee of the Annette Purviance Trust.

See attached form
Notary Public-State of Oregon

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 Contra Costa)

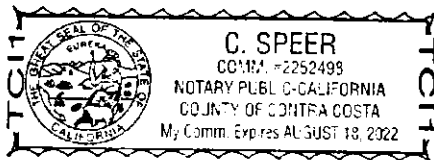
On 08/05/2019 before me, C. Speer, Notary Public

personally appeared Penelope I. Heiser

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 C. Speer
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 General Warranty Deed

Document Date: 8/05/19

Number of Pages: 2

Capacity(ies) Claimed by Signer(s) Trustees of the Annette Purvis Trust, Contra