

2019-010982

Klamath County, Oregon

09/20/2019 08:13:01 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Ace Land Investments LLC
PO Box 23740
Overland Park, KS 66283

WARRANTY DEED

THE GRANTOR(S),

- Rodney J. Hennum and Paulette Dunn Hennum, husband and wife, 11891
Washington Ave., Courtland, CA 95615,

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

- Ace Land Investments LLC with a mailing address of PO Box 23740,
Overland Park, KS 66283,
the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 25, Block 11, SECOND ADDITION TO NIMROD RIVER PARK, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

349867

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

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:

Rodney J Hennum
11891 Washington Ave., Courtland, CA
95615

Grantor Signatures:

DATED:

Paulette Dunn Hennum
11891 Washington Ave., Courtland, CA
95615

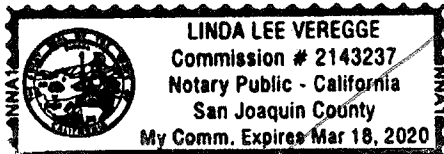
STATE OF California
COUNTY OF Sacramento, ss:

This instrument was acknowledged before me on this 9th day of September, 2019 by Rodney J. Hennum and Paulette Dunn Hennum, husband and wife.

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires March 18, 2019



See Attached
(20)

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 Sacramento)

On September 12, 2019 before me, Linda Lee Veregge, Notary Public
(insert name and title of the officer)

personally appeared Paulette Dunn Hennum,
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.

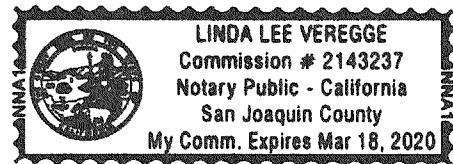
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Linda Lee Veregge

(Seal)



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 Sacramento)

On September 12, 2019 before me, Linda Lee Veregge, Notary Public
(insert name and title of the officer)

personally appeared Rodney J. Hennum,
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

Linda Lee Veregge

(Seal)

