

2019-012511

Klamath County, Oregon

10/25/2019 02:23:01 PM

Fee: \$97.00

After recording, return to:

Land Sales, LLC
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

Until a change is requested,
all tax statements should be sent to:

Land Sales, LLC
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

WARRANTY DEED

Under ORS 93.850

The grantor,

Mary Magdalena Fonseca
225 Townsend Ln
Santa Maria, CA 93455

for the true and actual consideration of \$10.00

Ten Dollars and Zero Cents

CONVEYS AND WARRANTS to the grantee,

Land Sales, LLC, a Florida Limited Liability Company
522 S. Hunt Club Blvd, Ste 566
Apopka, FL 32703

the following described real property, free of encumbrances, except as specifically
set forth herein:

Lot 23 in Block 8, Oregon Pines, according to the Official Plat thereof on file in
the Office of the County Clerk of Klamath County, Oregon

Parcel ID: R-3511-016A0-00400-000

Source of Title:

Being the same property conveyed by quit-claim deed from James Franks to Mary Franks, recorded Mar 2nd, 1990 in the records of the Klamath County Clerk, Oregon. Doc 1990-004044.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 22 day of October, 2019, in the presence of:

Mary Magdalena Fonseca
Signature

Mary Magdalena Fonseca

Print Name

Grantor

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF CA
COUNTY OF Santa Barbara

On this 22 day of October, 2019, before me, Notary Public in and for said state, personally appeared Mary Magdalena Fonseca

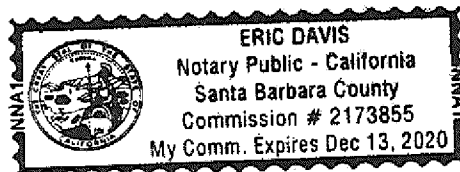
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me She freely executed the same.

Signature: [Signature]

Print Name: Eric Davis

Title: Notary Public

My Commission Expires: 12-13-20



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 SANTA BARBARA

S.S.

On 10-22-19 before me, ERIC DAVIS - NOTARY PUBLIC

Name of Notary Public, Title

personally appeared Mary Magdalena Fonseca

Name of Signer (1)

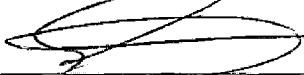
N/A

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.

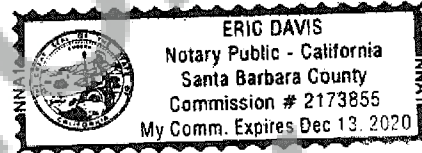
WITNESS my hand and official seal.



Signature of Notary Public

ERIC DAVIS

Seal



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 _____

WARRANTY DEED

containing 3 pages, and dated 10-22-19

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)

☐