

2019-012828

Klamath County, Oregon

11/01/2019 10:16:45 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Jon and Valari Burnett
1624 Market St. Suite 202-92466
Denver, CO 80202

WARRANTY DEED

THE GRANTOR(S),

- Frank Rosas Jaramillo, 15241 Ashwood Ln, Chino Hills, CA 91709,

for and in consideration of: \$3,500.00 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company with a mailing address of PO Box 8262, Moscow ID 83843, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot 14, Block 112, KLAMATH FALLS FOREST ESTATES Highway 66 Unit, Plat No. 4 as recorded in Klamath County Oregon

R402754

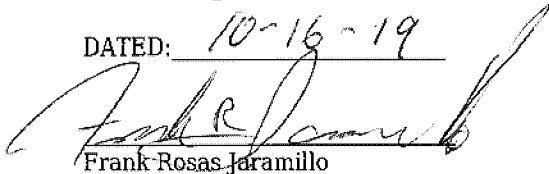
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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: 10-16-19



Frank Rosas Jaramillo
15241 Ashwood Ln, Chino Hills, CA
91709

Grantor Signatures:

DATED: _____

STATE OF CAL
COUNTY OF LA CO, ss:

This instrument was acknowledged before me on this ____ day of _____,
____ by Frank Rosas Jaramillo.



- See CA Notary Attachment
Notary Public 10/16/19
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 06/09/2020

California Acknowledgment Form

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 Bernardino } ss.

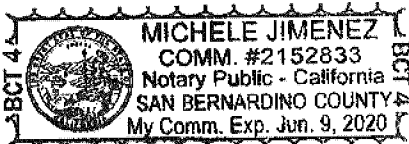
On October 16, 2019 before me, Michele Jimenez, Notary Public
(here insert name and title of the officer)
personally appeared Frank Rosas Jaramillo

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.

Seal

WITNESS my hand and official seal.



Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.

This is not required under California State notary public law.

Document Title: Warranty Deed # of Pages: 3

Notes