

2019-012903

Klamath County, Oregon



11/04/2019 11:42:47 AM

Fee: \$97.00

WARRANTY DEED

Owen R. Kahn, et al
Grantor

Owen R. Kahn
400 Thompson Lane
Petaluma, CA 94952
Grantee

After recording return and Send Tax Statements to: Grantee

Until a change is requested, all tax statements
shall be sent to the following address:
SAME

KNOW ALL MEN BY THESE PRESENTS, that OWEN R. KAHN, NANCY KAHN and PAUL GRACE, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to OWEN R. KAHN, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 4 in Block 63, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax R-3809-029BC-03100-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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, CHAPTER 855, 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 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7,

CHAPTER 8, OREGON LAWS 2010.

Dated this 15 day of JULY, 2019.

Owen R. Kahn

Nancy Kahn

500 H MacArthur
Returned at Counter

Paul Grace
Paul Grace

I A notary public or other officer completing this certification verifies only the identity
of the individual who signed the document to which this certification is attached, and
not the truthfulness, accuracy or validity of that document

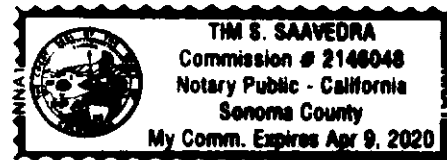
STATE OF CALIFORNIA)
County of Sonoma) ss.

On 7/15, 2019 before me, Tim Saavedra, Notary Public
Notary Public, personally appeared, Owen R. Kahn, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature _____ (Seal)



I A notary public or other officer completing this certification verifies only the identity
of the individual who signed the document to which this certification is attached, and
not the truthfulness, accuracy or validity of that document

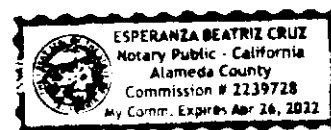
STATE OF CALIFORNIA)
County of Alameda) ss.

On October 7, 2019 before me, Esperanza Beatriz Cruz
Notary Public, personally appeared, Nancy. Kahn, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

Signature _____ (Seal)



I A notary public or other officer completing this certification verifies only the identity
of the individual who signed the document to which this certification is attached, and
not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA)
) ss.
County of SAN LUIS OBISPO

On 10-22-19, 2019 before me, ESMI JAIME
Notary Public, personally appeared, Paul Grace, who proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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 seal.

**See Attached Form for
Notary Certificate**

Signature _____ (Seal)

CALIFORNIA ALL-PURPOSE 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 SAN LUIS OBISPO

On 10 22 19 before me, ESMI JAIME, Notary Public,
Date Here Insert Name of Officer

Personally appeared PAUL GRACE
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

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 10 22 19 Number of Pages: 3 pgs

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____

Signer's name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer is Representing: _____