

2020-001308

Klamath County, Oregon



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01/31/2020 01:56:55 PM

Fee: \$107.00

Reserved for Deed Records Use

Warranty Deed

RECORDING REQUESTED BY (NAME):

WILLIAM J MCQUEEN

WHEN RECORDED MAIL TO (ADDRESS):

831 N PINE ST ANAHEIM CA 92805

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

CAMILLE R QUINONES

831 N PINE ST ANAHEIM CA 92805

By this instrument, WILLIAM J MCQUEEN, not married, of 831 N PINE ST ANAHEIM CA 92805, and BOONSONG MANLEY, not married, of 831 N PINE ST ANAHEIM CA 92805, (collectively the "Grantor"), releases, with general warranty covenants, unto CAMILLE R QUINONES, not married, of 831 N PINE ST ANAHEIM CA 92805, (the "Grantee") all right, title and interest in and to the following described real property situated in KLAMATH County, Oregon:

PROPERTY ID # R403423

- KLAMATH FALLS FOREST ESTATES

HYW 66/140 BONANZA

PLAT#4 BLOCK#106 LOT #5.

The true consideration for this conveyance is \$10.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 27th day of June, 2019.

Signed in the presence of:

Camille R. Quinones

Signature

Camille R. Quinones

Name

William J. McQueen

WILLIAM J MCQUEEN

Boonsong Manley

BOONSONG MANLEY

Grantor Acknowledgement

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 Orange

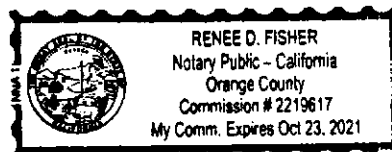
On this 27th day of June, 2019, before me, Renee D. Fisher personally appeared WILLIAM J MCQUEEN, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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 official seal.

R. Fisher
Notary Public

Renee Fisher
(print name)



Grantor Acknowledgement

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 Orange

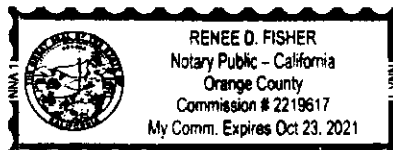
On this 27th day of June, 2019, before me, Renee D. Fisher personally appeared BOONSONG MANLEY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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 official seal.

R. Fisher
Notary Public

Renee Fisher
(print name)



THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.