

Hans Rudolf E. Van Doornum and Jacoba  
Van Doornum, husband and wife  
33361 Mill Pond Drive  
Wildomar, CA 92595

Grantor's Name and Address

Richard Jon Carey  
2509 SE Laurel St.  
Milwaukie, OR 97267

Grantee's Name and Address

After recording, return to (Name and Address):

Richard Jon Carey  
2509 SE Laurel St.  
Milwaukie, OR 97267

Until requested otherwise, send all tax statements to (Name and Address):

Richard Jon Carey  
2509 SE Laurel St.  
Milwaukie, OR 97267

2020-002097

Klamath County, Oregon



00254840202000020970010017

02/20/2020 01:53:36 PM

Fee: \$82.00

### WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Hans Rudolf E. Van Doornum and Jacoba Van Doornum,  
husband and wife,  
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Richard Jon Carey  
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,  
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,  
situated in Klamath County, State of Oregon, described as follows (legal description of property):

The North 1/2 of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Southwest 1/4 of  
Section 21, Township 34 South, Range 13 East of the Willamette Meridian, Klamath County,  
Oregon.

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

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized  
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): Subject to  
covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record, and  
that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of  
all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,000.00.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall  
be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 01/28/2020; any  
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-  
MINE 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.

Jacob Van Doornum

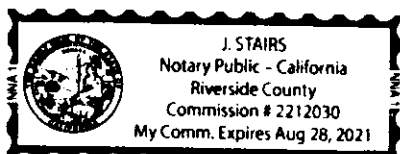
### CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 RIVERSIDE )

On JANUARY 28, 2020 before me, J. STAIRS, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared JACOB VAN DOORNUM  
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.



Place Notary Seal Above

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

J. Stairs  
Signature of Notary Public