



WHEN RECORDED RETURN TO/SEND TAXES TO:

Zachary Koepp
2355 Westwood Blvd. #750
Los Angeles, CA 90064

03/02/2020 11:41:51 AM

Fee: \$87.00

WARRANTY DEED

THE GRANTOR(S), Dianne C. Gibbs, 2110 West 97th St., Los Angeles, CA, 90047, for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Zachary Koepp, 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

LOT 45, BLOCK 15, Tract 1010, First Addition to Ferguson Mountain Pines, Situate in Section 33, Township 35 South, Range 13 east of Willamette Meridian

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.

Grantor Signatures:

DATED: February 6, 2020
Dianne C. Gibbs

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 _____, COUNTY OF _____, ss:

Notary Public
Signature of person taking acknowledgment

Title (and Rank)

My commission expires _____

See California Notary Certificate
of Acknowledgment attachment

CALIFORNIA NOTARY CERTIFICATE OF ACKNOWLEDGMENT/JURAT ADDENDUM (FOR USE IN CA ONLY)

For use for CA Notary Acknowledgment only:

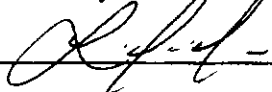
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 02/06/2020 before me Lorena Cardenas - Notary Public (here insert name and title of officer), personally appeared Dianne C Gibbs who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached Warranty Deed [name of document] 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)

(SEAL)



For use for CA Notary Jurat only:

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 _____

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 20____, by _____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

(SEAL)

Signature _____