

2020-002829

Klamath County, Oregon

03/06/2020 08:19:30 AM

Fee: \$92.00

RETURN RECORDED DOCUMENT TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Suite 102-841
Phoenix, AZ 85028

SEND TAX STATEMENTS TO

Sevenstar Investments, LLC
10810 N Tatum Blvd Suite 102-841
Phoenix, AZ 85028

WARRANTY DEED

THE GRANTOR(S), VIVIAN L. YOAKEM, a widower as her sole and separate property, with the mailing address of 718 SYCAMORE AVE SPC 175, VISTA CA 92083 for and in consideration of the sum of \$10.00, and other valuable consideration, grants, bargains, sells, conveys and warranties to the **GRANTEE(S)**, SEVENSTAR INVESTMENTS, a Tennessee Limited Liability Company, with a mailing address of 10810 N TATUM BLVD, SUITE 102-841, PHOENIX, AZ 85028, the following described real estate situated in Klamath County, OR:

LEGAL DESCRIPTION:

Lot 23, Block 19, Tract 1010, First Addition to Ferguson Mountain Pines, situated in Section 33, Township 35 South, Range 13 East of the Willamette Meridian.

PARCEL ID: 298494

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

- SIGNATURE PAGE TO FOLLOW -

GRANTOR SIGNATURE(S)

Vivian L. Yoakem
Signature

VIVIAN L. YOAKEM

Print Name

March 3, 2020
Date

ACKNOWLEDGMENT OF INDIVIDUAL

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ (date), by
VIVIAN L. YOAKEM (name), who is personally known to me
or who has produced _____ (type of identification) as identification.

NOTARY PUBLIC Witness my hand and seal

[Signature]

Print Name

Signature

My Commission Expires

Commission #

[SEAL]

*(separate 64
acknowledgement
attached)*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Diego

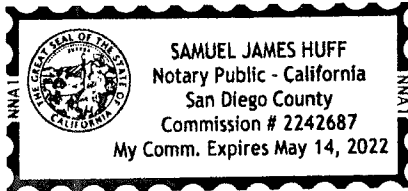
On March 5, 2020 before me, Samuel James Huff - Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Vivian Lee Yookem
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 s/he/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.



Place Notary Seal and/or Stamp Above

Signature Samuel James Huff
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: March 5, 2020 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____