

2020-005010

Klamath County, Oregon



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04/20/2020 03:53:39 PM

Fee: \$97.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: Maya Rubin, Successor Trustee of the Janine L. Junk Special Needs Trust

Grantor's Mailing Address: c/o Certified Strategies, Inc., 6320 Canoga Avenue, Suite 1470, Woodland Hills, California 91367

Grantee: Janine L. Junk

Grantees Mailing Address: 6530 Vineland Avenue, Unit 127, North Hollywood, California 91606

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Warranty Deed: Recorded April 27, 2016; Doc. No. 2016-004278

Tax Account Number: 3510-023D0-00100; **Property ID:** 265493

Until a change is requested, all Tax Statements shall be sent to the following address:

Janine L. Junk
6530 Vineland Avenue, Unit 127
North Hollywood, CA 91606

After Recording Return To:

Janine L. Junk
6530 Vineland Avenue, Unit 127
North Hollywood, CA 91606

Prepared By:

Maya Rubin, Successor Trustee
c/o Certified Strategies, Inc.
6320 Canoga Avenue, Suite 1470
Woodland Hills, CA 91367

WARRANTY DEED

TITLE OF DOCUMENT

Maya Rubin, Successor Trustee of the Janine L. Junk Special Needs Trust, Grantor, conveys and warrants to **Janine L. Junk**, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

LOT(S) 19, BLOCK 24, FIRST ADDITION TO KLAMATH FOREST ESTATES AS RECORDED IN KLAMATH COUNTY, OREGON. ALSO SUBJECT TO ALL CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EXCEPTIONS, RIGHTS AND/OR RIGHTS OF WAY AFFECTING SAID PROPERTY.

Tax Account Number: **3510-023D0-00100**; Property ID: **265493**

Prior Recorded Document Reference: **Warranty Deed**: Recorded **April 27, 2016**; Doc. No. **2016-004278**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

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 13th day of April, 2020. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

Janine L. Junk Special Needs Trust

Maya Rubin
Maya Rubin, Successor Trustee

STATE OF _____ }
COUNTY OF _____ } ss

This instrument was acknowledged before me this _____ day of _____, 20____, by **Maya Rubin, Successor Trustee**.

NOTARY STAMP/SEAL

See attached
Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

CALIFORNIA ACKNOWLEDGMENT

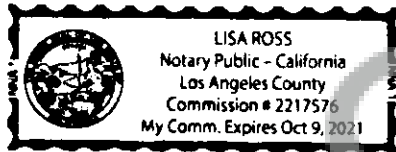
CIVIL CODE § 1189

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 Los Angeles }On April 13, 2020 before me, Lisa Ross, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Maya Robin
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 Lisa Ross
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: _____

Document Date: _____ 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 or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

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

Signer is Representing: _____