

2020-005888

Klamath County, Oregon



00259013202000058880020023

05/11/2020 01:47:34 PM

Fee: \$87.00

WHEN RECORDED RETURN TO/SEND TAXES TO:

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

WARRANTY DEED

THE GRANTOR(S), Michael E. Splain and Donna M. Splain of 1559 Rubino Ct, Pleasanton, CA, 94566, for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Zachary Koepf, 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

LOT 845 of Running Y Resort, Phase 11 Plat, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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: 4/14/2020

MICHAEL E. SPLAIN

DATED: 4/14/2020

Donna M. Splain

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 Alameda, ss:

Notary Public
Signature of person taking acknowledgment

RIDDHI MISTRY, NOTARY PUBLIC

Title (and Rank)

My commission expires JUL 11, 2023

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 Alameda

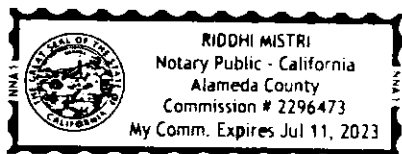
On 04/14/2020 before me, RIDDHI MISTRI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared Michael Splain and Donna Splain
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.



Place Notary Seal and/or Stamp Above

Signature [Signature]
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: 04/14/2020 Number of Pages: 1

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: _____

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