

RECORDING PREPARED BY:

Land Trust Company, LLC
PO BOX 12984
Salem, OR 97307

AND WHEN RECORDED MAIL
THIS DEED AND MAIL TAX
STATEMENTS TO:

Amber Barthelmes-Anderson
1040 Laurel Street
Gridley, CA 95948

2020-007231

Klamath County, Oregon



00260499202000072310010018

06/12/2020 12:10:44 PM

Fee: \$82.00

WARRANTY DEED

WARRANTY DEED, made this 10th day of May 2020 by and between Land Trust Company, LLC (Grantor), an Oregon Limited Liability Company, whose mailing address is: P.O. Box 12984, Salem, Oregon 97309; and Amber Barthelmes-Anderson (Grantee), whose mailing address is: 1040 Laurel Street, Gridley, California 95948

THE GRANTOR, for and in consideration of the sum of \$10.00 (ten-dollars), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of Klamath County, State of Oregon, described as:

Lot 12, Block 6, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath, Oregon.

Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS, WHEREOF the grantor has executed this deed on the date set forth above.

Grantor - Land Trust Company, LLC (Jason Nault - Principal)

STATE OF OREGON)

) ss.

COUNTY OF MARION)

On this the 4th day of June 2020, before me, Summer Dianne Duncan (printed name of notary republic), the undersigned officer, personally appeared Jason Nault, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing is true and correct.

WITNESS my hand and official seal:

NOTARY PUBLIC - STATE OF OREGON

