

2020-007598

Klamath County, Oregon



00260929202000075980020027

WHEN RECORDED RETURN TO/SEND TAXES TO:

06/22/2020 01:27:06 PM

Fee: \$87.00

LandWorks Investments, LLC.
2355 Westwood Blvd. #750
Los Angeles, CA 90064

WARRANTY DEED

THE GRANTOR(S), Jerald R. Coe of 43056 Partridge Ranch Rd, Hemet, CA, 92544 for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): LandWorks Investments, LLC. of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

Nimrod River Park 3rd Addition, Block 24, Lot 14
&
NIMROD RIVER PARK 4TH ADDITION BLK-31 LOT-60

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: 5-5-2020

Jerald R. Coe

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 _____

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 Riverside

On 5/5/2020

Date

before me

James L. Munson, Notary Public

Here Insert Name and Title of the Officer

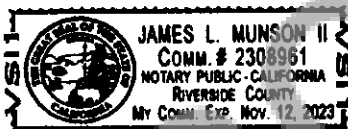
personally appeared Jerald R. Coe

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 James L. Munson II

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: 5/5/2020

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: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____