

WARRANTY DEED

2020-007650

Klamath County, Oregon



00260988202000076500010017

06/23/2020 10:08:17 AM

Fee: \$82.00

THIS DEED, Made this 18th day of June, 2020 between
Alfred J. Samango
P.O. Box 1146
Zephyr Cove, Nevada 89448

of the county of **Douglas** and the state of **Nevada**, grantor and
tax statements
James N. Osborne and Margaret E. Osborne,

Whose legal address is: 515 45th Place NE
Salem, Oregon 97301
of the County of **Marion** and State of **Oregon**, grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of **\$13,900.00** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents, does grant, bargain, sell convey, and confirm unto grantees, THEIR heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Klamath and State of Oregon described as follows:

Block 33, Lot 23, 2.36 acres, in Klamath Forest Estates, Pheasant Lane, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon – Parcel # R-3510-027B0-01400

SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record also known by street and number as: **Vacant Land**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents issue and profits, thereof, and all estate, right title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

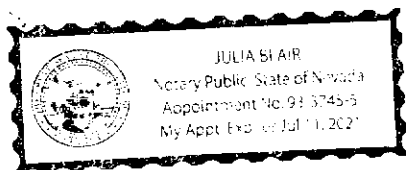
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantees, and agree to and with the grantees, THEIR heirs assigns, that at the time of enrolling and delivery of these presents, he is well seized of the promises above conveyed, has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature soever, EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEAR, EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY.

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

Alfred J. Samango
State of Nevada
City and County of Douglas

x

On this day 18 of June 2020 before me personally appeared **Alfred J. Samango**, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.



x
Signature Julia Blair
(Print Name of Notary Public)

Notary Public, State of NEVADA
County of Douglas
My Commission Expires July 1, 2021