

2020-008110

Klamath County, Oregon



00261518202000081100030032

07/02/2020 11:42:29 AM

Fee: \$92.00

Returned at Counter

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO: and tax statements

Scott T. Farrar and Linda L. Farrar

2415 California Ave.

Klamath Falls, OR 97601

Warranty Deed

This Deed is made by Kyle J. Farrar, "Grantor(s)", to
Scott T. Farrar and Linda L. Farrar, "Grantee(s)", whose post office address
is 2415 California Ave, Klamath Falls, OR 97601,

as (select one):

- ☐ An Unmarried Sole Owner ☐ A Married Sole Owner ☐ A Single Sole Owner
☒ Joint Tenants ☐ Tenants in Common
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ 100,000.00, the receipt of which is hereby
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real property
(the premises) located in Klamath County/Parish, Oregon:

LEGAL DESCRIPTION:

Lot 4 in Block 63 of LAKEVIEW ADDITION, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

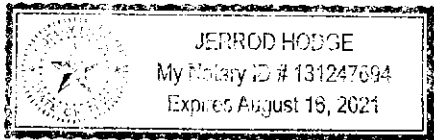
PARCEL NUMBER: ~~Lot 4, Block 63~~ ⁸ R-3809-029 BA-05400

STATE OF Texas)
COUNTY/PARISH OF Dallas)
On 10/26/20, 2020, before me, Jerrold Hodge,
a Notary Public, personally appeared Kyle J. Farrar,
as Grantor(s), and Heather Hernandez, as Witness, and Aileen Marillo,
as Witness, 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 Texas
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary



Affiant _____ Known ☒ Produced ID

Type of ID Driver License

Commission expires: 8-16-21

I certify that the full consideration paid for
the described property is:

\$ 100,000.00

Signed: _____

(Grantee)

Dated: _____

Signed: _____

(Second Grantee, if applicable)

Dated: _____

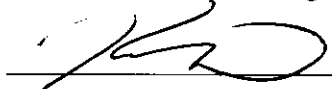
Preparer: Kyle J. Farrar, 4340 Bryant Ave S, Minneapolis, MN 55409

TITLE SOURCE:

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because _____.

☒ Taxes for the year 2020 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

 Date: 6/26/20

Kyle J. Farrar, Grantor

4340 Bryant Ave S #3, Mailing Address

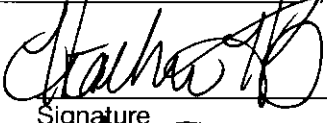
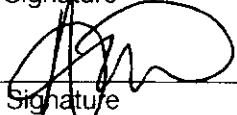
Minneapolis, MN 55409, City, State, Zip

Date: _____

, Second Grantor (if Applicable)

, Mailing Address

City, State, Zip

First Witness:	<u></u>	<u>Heather Hernandez</u>	<u>6/26/2020</u>
	Signature	Printed Name	Date
Second Witness:	<u></u>	<u>Aileen Muriel</u>	<u>6/26/2020</u>
	Signature	Printed Name	Date