

2020-010168
Klamath County, Oregon

Send tax statements to this address
PREPARED BY/RECORDED & RETURN TO:
Praveer Sengaru
948 Kiely Blvd H
Santa Clara, Ca 95051



08/14/2020 10:44:01 AM

Fee: \$87.00

WARRANTY DEED

This warranty deed dated August 6, 2020, by Carie Snodgrass, with a mailing address of 8755 San Pedro Way Elk Grove Ca 95624 (the Grantor), to Praveer Sengaru having a mailing address of 948 Kiely Blvd H Santa Clara Ca 95051 (the Grantee).

WITNESSETH: That the Grantor, for and in consideration of the sum of \$7,000 and other valuable consideration, receipt and sufficiency which is hereby acknowledged, has granted, bargained, sold, remised, released, Conveyed, and confirmed unto the Grantee, the following described land situated in the county of Klamath, State of Oregon, to-wit:

Legal Description: Nimrod River Park 4th Addition, Block 42, Lot 3 according to the map or plat thereof on file in the Public records of Klamath County, Oregon.

The property is not the homestead of the grantor, the grantors spouse or minor children. Nor is the property contiguous to their homestead.

Property Appraiser's Parcel ID Number R326622

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, TO HAVE AND TO HOLD grantor's interest in the aforementioned premises unto the grantee, his heirs and assigns forever. And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said in fee simple; that the grantor has good right and lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents that date and year above written.

Signed, sealed and delivered in our presence:

Grantor Signature:

Carie E. Snodgrass
Carie Snodgrass
8755 San Pedro Way Elk Grove, Ca 95624

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.

Acknowledgment of Individual

STATE OF California
COUNTY OF San Joaquin

The foregoing instrument was acknowledged before me this 08/07/2020 (date), by, Carie Snodgrass who is personally known to me () or has produced a California Driver License (type of identification) as identification.

Ravi Harit

Notary Public Printed Name: Ravi Harit

My Commission Expires: May 9, 2023 Commission # 2287850

