

2020-010593

Klamath County, Oregon

08/25/2020 08:59:00 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Creekside Developments, LLC
1920 Dresden Drive NE #190981
Brookhaven, GA 30319

WARRANTY DEED

THE GRANTOR(S),

- Jay Anthony and Diane W. Anthony Revocable Trust, 3621 HILLCREST DR
, BELMONT, CA 94002,

for and in consideration of: \$4,600 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Creekside Developments, LLC, with a mailing address of 1920
Dresden Drive NE #190981, Brookhaven, GA 30319,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #4 BLK-107 LOT-8

R402898

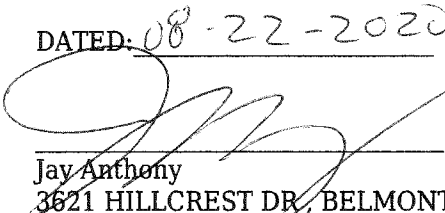
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the same; and that Grantor, his heirs, executors and
administrators shall warrant and defend the title unto the Grantee, his heirs and assigns
against all lawful claims whatsoever.

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.

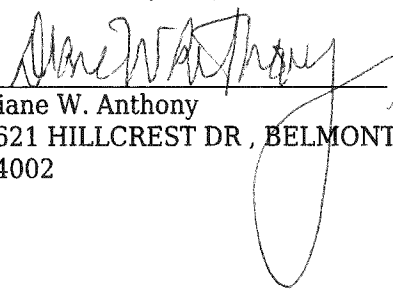
Grantor Signatures:

DATED: 08-22-2020


Jay Anthony
3621 HILLCREST DR, BELMONT, CA
94002

Grantor Signatures:

DATED: 08/22/2020


Diane W. Anthony
3621 HILLCREST DR, BELMONT, CA
94002

STATE OF CALIFORNIA
COUNTY OF SAN MATEO, ss:

This instrument was acknowledged before me on this ____ day of _____,
____ by Jay Anthony and Diane W. Anthony Revocable Trust.

— See attached —

Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires _____

All-purpose Acknowledgment California

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

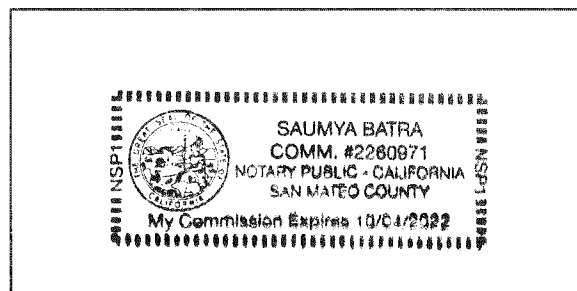
County of San Mateo

On 08/22/2020 before me, Saumya Batra, Notary Public (here insert name and title of the officer),

personally appeared Diane Wang Anthony

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.



Notary Seal

WITNESS my hand
and official seal.

Signature Saumya Batra

For Bank Purposes Only

Description of Attached Document

Type or Title of Document Warranty Deed

Document Date 08/22/2020 Number of Pages 2

Signer(s) Other Than Named Above None

Account Number (if applicable) _____



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State of California

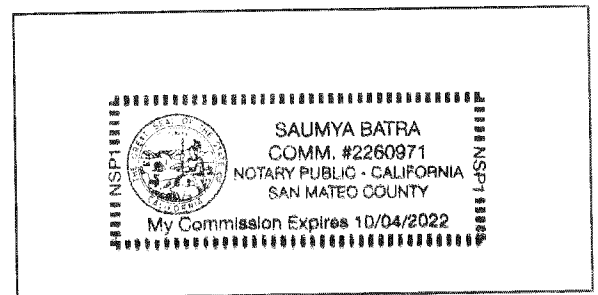
County of San Mateo

On 08/22/2020 before me, Saunmya Batra, Notary Public (here insert name and title of the officer),

personally appeared Jay Joseph Anthony

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.

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WITNESS my hand
and official seal.

Signature Saunmya Batra

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