

2020-011505

Klamath County, Oregon



00265387202000115050020020

WHEN RECORDED RETURN TO/SEND TAXES TO:

09/10/2020 12:09:30 PM

Fee: \$87.00

Zachary Koepp, 2355 Westwood Blvd. #750, Los Angeles, CA 90064

QUITCLAIM DEED

THE GRANTOR(S), Tom Nivison of 7400 Fox Hills Drive, Citrus Heights, CA, 95610 for and in consideration of \$3,082.00 and other good and valuable consideration grants

to the GRANTEE(S): Zachary Koepp, 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

Block 32, Lot 58, of the 4th addition to Nimrod River Parks according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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:

8/21/2020

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)

see Attached.

My commission expires _____



Notary Certificate Requirements

Effective January 1, 2015

California All-Purpose Acknowledgment

Pursuant to SB 1050 (Chapter 197, Statutes of 2014), Civil Code section 1189 has been amended to provide that any certificate of acknowledgment taken within the State of California shall be in the following form:

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 Sacramento)

On 8/21/2020 before me, David A. Novelo, personally
(Insert name and title of officer)
appeared Thomas Edward Nivison 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) (Seal)

