

**2020-011750**

**Klamath County, Oregon**



**00265665202000117500030032**

**09/15/2020 03:50:42 PM**

**Fee: \$112.00**

**RECORDING REQUESTED BY**

Eric Francis Landsgaard and  
Debbie Louise Landsgaard

**WHEN RECORDED MAIL TO**

Eric Francis Landsgaard and  
Debbie Louise Landsgaard  
c/o DERRYBERRY & ASSOCIATES LLP  
41240 11<sup>TH</sup> Street West, Suite A  
Palmdale, CA 93551

---

**SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE**

**T I T L E(S)**

---

**WARRANTY DEED**

---

Recording Requested By:

Eric Francis Landsgaard and Debbie Louise Landsgaard

When Recorded Mail This Deed To:

Eric Francis Landsgaard and Debbie Louise Landsgaard  
C/O Derryberry & Associates LLP  
41240 11<sup>th</sup> Street West, Suite A  
Palmdale, California 93551

Mail Future Tax Statements to:

Eric Francis Landsgaard and Debbie Louise Landsgaard  
P.O. Box 167  
Rosamond, California 93560

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

**ERIC FRANCIS LANDSGAARD and DEBBIE LOUISE LANDSGAARD**, Grantor, conveys and warrants one-half interest to **ERIC FRANCIS LANDSGAARD and DEBBIE LOUISE LANDSGAARD**, Trustees of the **ERIC FRANCIS LANDSGAARD AND DEBBIE LOUISE LANDSGAARD FAMILY TRUST**, dated **February 7, 2006**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real Property in the County of Klamath, State of Oregon, described as follows:

Lot 15, Block 39, Oregon Pines, as name is shown on Plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.

Subject to:

1. The 2020-2021 Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/ or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON, TRANSFERRING FEE TITLE, SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IN ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS, 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON, LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAW 2010.

Dated: 7-23, 2020

  
ERIC FRANCIS LANDSGAARD

  
DEBBIE LOUISE LANDSGAARD

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 LOS ANGELES

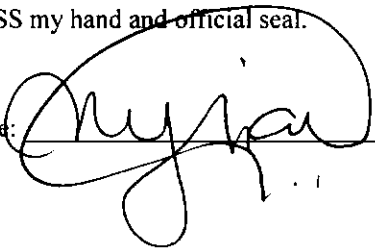
§  
§  
§

On July 23, 2020, before me, Myriam Moffitt, a Notary Public, personally appeared ERIC FRANCIS LANDSGAARD and DEBBIE LOUISE LANDSGAARD who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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)

