

Return to + SEND TAX NOTICE TO:
(Name) Nicholas Maness
(Address) PO Box 1151, Soutsbyville, CA 95372

This Instrument was prepared by:
(Name) Charity L. Maness
(Address) 946 Summerville Street, Hot Springs, SD 57747

2020-012159
Klamath County, Oregon

WARRANTY DEED



STATE OF Oregon

09/23/2020 02:59:54 PM

Fee: \$87.00

Klamath COUNTY

Know all men by these presents, that in consideration of 0
DOLLARS to the undersigned grantor or ~~grantors~~ in hand paid by the GRANTEE~~S~~
herein, the receipt whereof is acknowledged, ~~we~~, I,
Charity L. Maness

(herein referred to as GRANTOR~~S~~) do grant, bargain, sell and convey unto
Nicholas L. Maness

(herein referred to as GRANTEE~~S~~), the following described real estate situated in
Klamath County County, State of Oregon, to wit:

DESCRIPTION OF PROPERTY

Unimproved lot: Lot 17, Block 14, Klamath Falls Forest Estates, Highway 66, Plat 1, Klamath County, Oregon.

TO HAVE AND TO HOLD Unto the said GRANTEE~~S~~, his her or their heirs and assigns
forever.

And I (we) do for myself (~~ourselves~~) and for my (~~our~~) heirs, executors, and
administrators covenant with the said GRANTEE~~S~~, their heirs and assigns, that I am (~~we~~
~~are~~) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise noted above; that I (~~we~~) have a good right to sell and
convey the same as aforesaid; that I (~~we~~) will and my (~~our~~) heirs, executors and
administrators shall warrant and defend the same to the said GRANTEE~~S~~, their heirs and
assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this first
day of September, 2020.

WITNESS:

Charity L. Maness

Charity L. Maness

STATE OF South Dakota ,
COUNTY OF FALL RIVER ,

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charity L Maness whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 1 day of September, 2020.



Laura Tarrell

Notary Public

My Commission Expires: My Commission Expires
December 3, 2025