

Return To & SEND TAX NOTICE TO:
(Name) Everett Micheal Cockshott
(Address) P.O. Box 2595, Murphys, CA, 95247

This Instrument was prepared by:
(Name) Nicholas Lorin Maness
(Address) PO Box 1151, Soulsbyville, CA, 95372

2020-014032
Klamath County, Oregon

WARRANTY DEED



00268234202000140320030038

STATE OF Oregon

Klamath COUNTY

10/29/2020 05:13:01 PM

Fee: \$92.00

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,
Nicholas Lorin Maness
(herein referred to as GRANTOR~~S~~) do grant, bargain, sell and convey unto
Everett Micheal Cockshott
(herein referred to as GRANTEE~~S~~), the following described real estate situated in
Klamath 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 10th
day of October, 2020.

WITNESS:

Nicholas Lorin Maness

STATE OF CA
COUNTY OF San Bernardino

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that _____ 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 10 day of Oct, 2020

Notary Public
My Commission Expires: _____

**SEE ATTACHED
Notarial Certificate**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Tuolumne

On Oct. 10 2020

Date

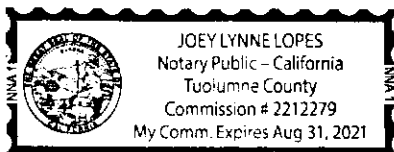
before me, Joey Lynne Lopes

Here Insert Name and Title of the Officer

personally appeared Nicholas Lorin Maness

Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Organ Warranty Deed

Document Date: 10/10/2020

Number of Pages: 2

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____

☐ Partner – ☐ Limited ☐ General

☐ Individual

☐ Attorney in Fact

☐ Trustee

☐ Guardian of Conservator

☐ Other: _____

Signer is Representing: _____