

2020-014147

Klamath County, Oregon

11/02/2020 10:08:00 AM

Fee: \$92.00

RECORDING REQUESTED BY:

300 Kalamath Avenue-Po Box 5017
Klamath Falls, OR 97601

GRANTOR'S NAME:

William L. Hayes, Trustee of the William L Hayes Living Trust
dated January 10, 2002

GRANTEE'S NAME:

Jared Gingerich

AFTER RECORDING RETURN TO:

Order No.: 360620032991-LS
Jared Gingerich
3725 30th Street
San Diego, CA 92104

SEND TAX STATEMENTS TO:

Jared Gingerich
3725 30th Street
San Diego, CA 92104

APN: 472125

Map: 3811-016D0-02000

Klamath Falls Forest

Estates Hwy 66 Plat #2

Block 58 lot 23

Lot 23 Canvasback Drive, Bonanza, OR 97623

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William L. Hayes, Trustee of the William L Hayes Living Trust dated January 10, 2002, Grantor, conveys and warrants to Jared Gingerich, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 23 in Block 58, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$8,700.00). (See ORS 93.030).

Subject to:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Lake Grazing Fire Patrol
2. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Falls Forest Estates Road District
3. The provisions contained in deed,
Recorded: June 11, 1936,
Instrument No.: Volume 106, Page 460.
4. Restrictions as shown on the official plat of said land
5. Easements as shown on the official plat of said land
6. Building Setbacks as shown on the official plat of said land.

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, 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 LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/29/2020

William L. Hayes, Trustee of the William L Hayes Living Trust dated January 10, 2002

BY: William L. Hayes
William L. Hayes
Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by William L. Hayes, Trustee of the William L Hayes Living Trust dated January 10, 2002.

Notary Public - State of _____

My Commission Expires: _____

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.

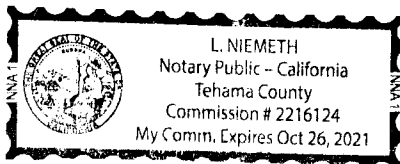
State of California)

County of SUASTA)On OCT 28, 2020 before me, L Niemeth, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared WILLIAM L KAYES
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]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____ Document Date: _____

Number of Pages: _____ 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 or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____