

**2020-015038**

**Klamath County, Oregon**



00269330202000150380030035

11/17/2020 03:26:46 PM

Fee: \$92.00

Unless Otherwise Requested, All  
Tax Statements Shall Be Sent To:

Ranch Holdings 401K PSP  
P.O. Box 470443  
Marina Station  
San Francisco, CA 94147

After Recording, Return to:  
Ranch Holdings 401K PSP  
P.O. Box 470443  
Marina Station  
San Francisco, CA 94147

**STATUTORY WARRANTY DEED**

**ERIC FLATHER**, Grantor, conveys to:

**RANCH HOLDINGS 401K PSP**, Grantee, the following described real property located in Klamath County, Oregon:

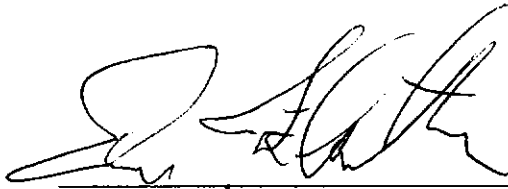
**Lot 12 in Block 1, Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the county Clerk of Klamath County, Oregon.**

For informational purposes only, the tax lot number is R-2310-035A0-00600-000.

The true and actual consideration for this conveyance is: \$34,500.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any: **None.**

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 APPROVE 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.



11/10/20

DATED:

Eric Flather

### 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 California

County of \_\_\_\_\_)

SEE ATTACHED CERTIFICATE  
DATE 11/10/20 NOTARY INITIALS MM

COMM 2173403

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of

the officer)

personally appeared Eric Flather, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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.

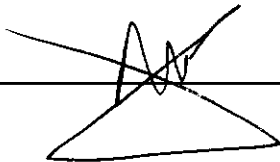
State of California  
County of Orange

On 11/10/2020 before me, MARK MEISBERGER, Notary Public,  
personally appeared ERIC FLATNER,  
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



## ADDITIONAL INFORMATION (OPTIONAL)

### DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of pages \_\_\_\_\_ Document Date \_\_\_\_\_

(Additional information)

### NOTARY PUBLIC CONTACT INFORMATION

The UPS Store  
668 N Coast Hwy  
Laguna Beach, CA 92651

949-494-4420 tel  
949-494-9850 fax

store0120@theupsstore.com  
www.TheUPSStore.com/0120