

Return to:



2020-016220

Klamath County, Oregon

12/11/2020 04:01:02 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Joaquin Francisco Valdez and Heidi Thompson-Valdez

132 Mountain View Blvd. ,

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Joaquin Francisco Valdez and Heidi Thompson-Valdez

132 Mountain View Blvd. ,

Klamath Falls, OR 97601

File No. 419563AM

This Document may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

STATUTORY WARRANTY DEED

Heather J. Emel-Kellogg and Ann E. Kellogg, Trustees or their Successors in Interest, of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto

Grantor(s), hereby convey and warrant to

Joaquin Francisco Valdez and Heidi Thompson-Valdez, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 23 and 24 in Block 2, TRACT 1145, NOB HILL, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-020DD-05600

173957

The true and actual consideration for this conveyance is \$380,000.00.

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:

Escrow No. 419563AM

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.

Dated this _____ day of 12/11/2020, _____.

The Emel-Kellogg and Kellogg Trust dated
April 30, 2020

By: Heather Joann Emel-Kellogg
Heather J. Emel-Kellogg, Trustee

By: _____
Ann E. Kellogg, Trustee

This Document may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

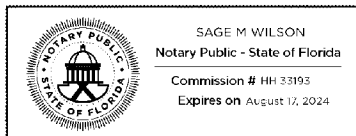
State of Florida } ss.
County of Polk }

On this 11th day of December, 20 20, before me, Sage M Wilson, a Notary Public in and for said state, personally appeared Heather J. Emel-Kellogg, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto, and acknowledged to me that she executed the same as Trustee.

Type Of ID Drivers License

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Sage Wilson



Notary Public for the State of Florida
Residing at: Polk
Commission Expires: 08/17/2024

Notarized online using audio-video communication

State of _____ } ss.
County of _____ }

On this _____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Ann E. Kellogg, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Return to:



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

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132 Mountain View Blvd. ,

Klamath Falls, OR 97601

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STATUTORY WARRANTY DEED

Heather J. Emel-Kellogg and Ann E. Kellogg, Trustees or their Successors in Interest, of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto

Grantor(s), hereby convey and warrant to

Joaquin Francisco Valdez and Heidi Thompson-Valdez, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

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173957

The true and actual consideration for this conveyance is \$380,000.00.

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:

Escrow No. 419563AM

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Dated this 11th day of December, 2020.

The Emel-Kellogg and Kellogg Trust dated
April 30, 2020

By: _____
Heather J. Emel-Kellogg, Trustee

By: Ann Elisabeth Kellogg
Ann E. Kellogg, Trustee

This Document may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

State of _____ } ss.
County of _____ }

On this _____ day of _____, 20____, before me, _____, a Notary Public in and for said state, personally appeared Heather J. Emel-Kellogg, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

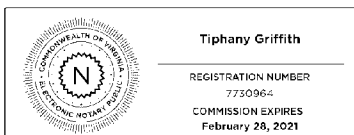
Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of Virginia } ss.
County of Hampton }

Tiffany Griffith
~~Ann Elisabeth Kellogg~~

On this 11th day of December, 2020, before me, Ann Elisabeth Kellogg, a Notary Public in and for said state, personally appeared Ann E. Kellogg, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Emel-Kellogg and Kellogg Trust, dated April 30, 2020, and any amendments thereto, and acknowledged to me that she executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Tiffany Griffith
Notary Public for the State of Virginia
Residing at: Hampton
Commission Expires: 02/28/2021