

**2020-016860**

**Klamath County, Oregon**

12/28/2020 09:40:01 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Harbor Trust, Inc.

PO Box 541

Adamsville, RI 02801

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## **WARRANTY DEED**

### **THE GRANTOR(S):**

- Larry L. Evans and/or Goldie Evans (Deceased), Trustees and Successor of the Evans Family Trust, dated April 29, 2004, as with a mailing address of 5964 Portsmouth St., Chino, CA 91710

for and in consideration of: Four Thousand Five Hundred Sixty-Eight Dollars and 99/100 (\$4,568.99) and other good and valuable consideration grants, bargains, sells, conveys and warranties to

### **THE GRANTEE(S):**

- Harbor Trust, Inc. with a mailing address of PO Box 541, Adamsville, RI 02801

the following described real estate, situated in the County of Klamath, State of Oregon:

**Lot 2, Block 18, KLAMATH FALLS FOREST ESTATES HWY 66 UNIT, Plat No. 1, as recorded in Klamath County, Oregon.**

Parcel ID: R390375

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

*(Grantor Signature Page to Follow)*

## 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.

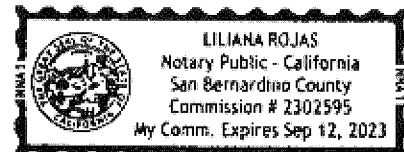
State of California  
County of SAN BERNARDINO

On December 17, 2020 before me, LILIANA ROJAS, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Larry L. Evans  
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 Liliana Rojas (Seal)

GRANTOR SIGNATURE(S):

DATED: 12/17/20

Larry L. Evans

Larry L. Evans, Trustee

5964 Portsmouth St.

Chino, CA 91710

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Larry L Evans.

\_\_\_\_\_  
Notary Public

Signature of person taking acknowledgment

\_\_\_\_\_  
Title and Rank

My commission expires \_\_\_\_\_

**See attached  
notarial certificate**