

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

**2021-001513**

**Klamath County, Oregon**

02/02/2021 12:21:01 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Ace Land Investments

PO Box 23740

Overland Park, KS 66283

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**WARRANTY DEED**

THE GRANTOR(S),

- ROBERT & MARGARET E HAKENSON with a mailing address of 4019 DEFENDER AVE, AGOURA, CA 91301

for and in consideration of: \$10 grants, bargains, sells, conveys and warranties to the GRANTEE(S): Ace Land Investments LLC with a mailing address of PO Box 23740, Overland Park, KS 66283

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

(legal description):

Block 73, Lot 3, 6th ADDITION NIMROD RIVER PARK

Tax Parcel Number: 345353

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, 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

ORS92.010 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.

GRANTOR SIGNATURES:

GRANTOR SIGNATURES:

DATED: 1-25-21

DATED: 1/25/21

Robert Hakenson

ROBERT HAKENSON  
4019 DEFENDER AVE  
AGOURA, CA 91301

Margaret Eve Hakenson

Margaret Eve Hakenson  
4019 DEFENDER AVE  
AGOURA, CA 91301

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, SS

On this 25 day of JANUARY, 2021, before me,  
\_\_\_\_\_, personally appeared ROBERT & MARGARET E  
HAKENSON, known to me (or satisfactorily proven) to be the persons whose names  
are subscribed to the within instrument and acknowledged that they executed the  
same as for the purposes therein contained.

In witness whereof I hereunto set my hand  
and official seal.

SEE ATTACHED

Notary Public

Signature of person taking  
acknowledgement

My commission expires 06/16/2023

## California All Purpose Acknowledgement

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 Los Angeles

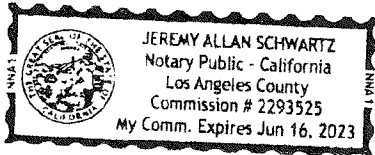
On 1/25/2021 before me, Jeremy Allan Schwartz, Notary Public,  
Date Name and Title of Officer

personally appeared ROBERT HAKENSON, MARGARET  
Name(s) of Signer(s)

EVE HAKENSON

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

### Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgement to an unauthorized document and may prove useful to persons relying on the attached document.

#### Description of Attached Document

Title or Type of Document WARRANTY DEED  
Document Date 1/25/2021 Number of Pages: 2  
Signer(s) Other than Named Above: \_\_\_\_\_

#### Capacity(ies) Claimed by Signer(s)

Signer's Name ROBERT HAKENSON  
\_\_\_\_ Corporate Officer- Title(s) \_\_\_\_\_  
\_\_\_\_ Partner----- \_\_\_\_ Limited \_\_\_\_ General  
☒ Individual \_\_\_\_ Attorney In Fact  
\_\_\_\_ Trustee \_\_\_\_ Guardian or Conservator  
\_\_\_\_ Other: \_\_\_\_\_

Signer is Representing \_\_\_\_\_

Signer's Name MARGARET EVE HAKENSON  
\_\_\_\_ Corporate Officer- Title(s) \_\_\_\_\_  
\_\_\_\_ Partner----- \_\_\_\_ Limited \_\_\_\_ General  
☒ Individual \_\_\_\_ Attorney In Fact  
\_\_\_\_ Trustee \_\_\_\_ Guardian or Conservator  
\_\_\_\_ Other: \_\_\_\_\_

Signer is Representing \_\_\_\_\_