

**2021-003854**

**Klamath County, Oregon**

03/16/2021 09:39:00 AM

Fee: \$97.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENTS TO:

Ace Land Investments

PO Box 23740

Overland Park, KS 66283

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**WARRANTY DEED**

THE GRANTOR(S),

- Michael G Clark & Jennifer L. Lacasse, As Joint Tenants,

for and in consideration of: \$10 and other valuable consideration 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):

LOT 05, BLOCK 10, NIMROD RIVER PARK, 2ND ADDITION

Tax Parcel Number: 349983

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:**

DATED: 3/11/2021

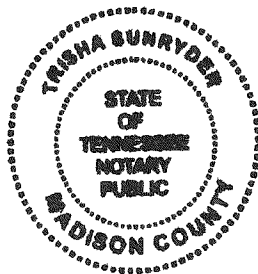
Michael G. Clark

Michael G. Clark  
46 Bellwood Cove  
Jackson, TN 38305

STATE OF Tennessee, COUNTY OF Madison, ss

On this 11 day of March, 2021, before me,  
\_\_\_\_\_, personally appeared Michael G. Clark, 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.



[Signature]

Notary Public  
Signature of person taking  
acknowledgement

My commission expires 10-23-24

**GRANTOR SIGNATURES:**

DATED: 3/10/21

Jennifer L.

Jennifer L. Lacasse  
11858 Stone Hollow Way.  
Rancho Cordova, CA 95742

SEE ATTACHED FOR  
NOTARY FORM

STATE OF California, COUNTY OF Sacramento, ss

On this 10<sup>th</sup> day of March, 2021, before me,  
\_\_\_\_\_, personally appeared Jennifer L. Lacasse, 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.

\_\_\_\_\_  
Notary Public  
Signature of person taking  
acknowledgement

My commission expires 2/18/25

## CALIFORNIA ALL PURPOSE 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 SACRAMENTO

On 3/10/2021, before me, Ryan Michael, Notary Public, personally appeared

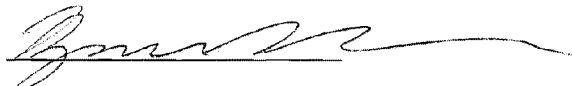
Jennifer L. Lacasse

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



Commission Expires: 18 February 2025



### OPTIONAL

Description of attached document:

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Number of pages: \_\_\_\_\_