

**2021-005312**

**Klamath County, Oregon**



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04/08/2021 12:18:46 PM

Fee: \$92.00

**Reserved for Deed Records Use**

## **Warranty Deed**

RECORDING REQUESTED BY (NAME):

Chelsea Shearer

WHEN RECORDED MAIL TO (ADDRESS):

PO Box 291 Keno Or 97627

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Kenneth Shearer & Chelsea Shearer

PO Box 291 Keno Or 97627

By this instrument, Alan R. Stensrud, as trustee of Stensrud Family Trust, (the "Grantor") releases, with general warranty covenants, unto Kenneth Shearer and Chelsea Shearer, a married couple, (collectively the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 4 in Block 21 fourth addition to Klamath River Acres, according to the official Plat therefore on file in the office of the county clerk of Klamath County, Oregon. AKA 18115 Ponderosa Lane, Klamath Falls, Oregon 97601 (the "Premises").

The true consideration for this conveyance is \$90,000.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the Premises which the Grantor purports to convey, that the Grantor has good right to convey the same and that the Premises is free from encumbrances except as specifically set forth

Returned at Counter

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on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 3<sup>RD</sup> day of April, 2021.

Signed in the presence of:




Signature

Anthony S. K.

Name

Stensrud Family Trust

By Allen R. Stensrud

 Allen R. Stensrud, Trustee  
ALLEN

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

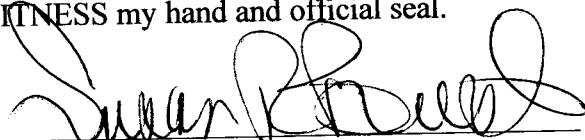
ss.

COUNTY OF VENTURA

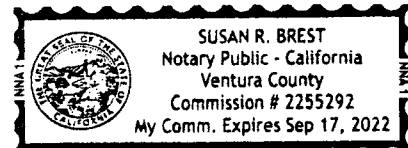
On April 3, 2021, before me, SUSAN R. BREST, the undersigned, a Notary Public, for the State, personally appeared ALLEN R. STENSRUD who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or entity on 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.

  
NOTARY PUBLIC

(Seal)



RE: Warranty Deed