

2021-005359

Klamath County, Oregon



04/09/2021 11:07:59 AM

Fee: \$87.00

GRANTORS NAMES AND ADDRESSES

DAVID HUNT
LESLIE MARLANE RODRIGUEZ
26081 Terra Bella Avenue
Laguna Hills, California 92653

GRANTEE NAME AND ADDRESS

DAVID HUNT
26081 Terra Bella Avenue
Laguna Hills, California 92653

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN, Attorney at Law
435 Oak Avenue
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO

GRANTEE

WARRANTY DEED - STATUTORY FORM

DAVID HUNT and LESLIE MARLANE RODRIGUEZ, GRANTORS, convey and warrant to **DAVID HUNT, GRANTEE** all of that certain real property described as follows:

Lot 3 in TRACT 1508 - THE GARDENS, PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions, and rights of way of record.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

"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 AND 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

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."

Dated the 7th day of APRIL, 2021.

DAVID HUNT
DAVID HUNT, Grantor

LESLIE MARLANE RODRIGUEZ
LESLIE MARLANE RODRIGUEZ, Grantor

State of California
County of Orange

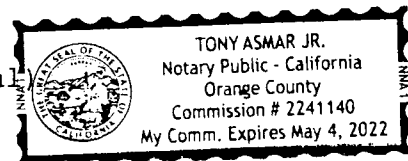
On 4-7-2021 before me, Tony Asmar Jr. Notary Public (insert name and title of the officer), personally appeared DAVID HUNT, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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]

(Seal)



State of California
County of Orange

On 4-7-21 before me, Tony Asmar Jr. Notary Public (insert name and title of the officer), personally appeared LESLIE MARLANE RODRIGUEZ, 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]

(Seal)

