

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

2021-005462

Klamath County, Oregon

04/12/2021 01:01:00 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENTS TO:

Ace Land Investments

PO Box 23740

Overland Park, KS 66283

WARRANTY DEED

THE GRANTOR(S),

- Larry Thomas Gillespie and Candice Aldean Gillespie, Husband and Wife with a mailing address of 928 Skylark Ct, Santa Maria, CA 93455

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):

Lot 11, Block 4 of Oregon Pines, as same as shown on plat filed June 30, 1969 duly recorded in the office of the County Recorder of said County.

Tax Parcel Number: 285042

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: 4-9-2021

Larry Thomas Gillespie

Larry Thomas Gillespie
928 Skylark Ct
Santa Maria, CA 93455

GRANTOR SIGNATURES:

DATED: 4/9/2021

Candice Aldean Gillespie

Candice Aldean Gillespie
928 Skylark Ct
Santa Maria, CA 93455

STATE OF _____, COUNTY OF _____, ss

On this _____ day of _____, before me,

_____ personally appeared Larry Thomas Gillespie and Candice Aldean Gillespie, 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.

attached

Notary Public
Signature of person taking
acknowledgement

My commission expires _____

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA 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 SANTA BARBARA)

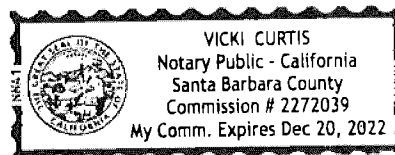
On April 9, 2021 before me, Vicki Curtis, Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Candice and Larry Dillespie,
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 of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 4-9-21

Number of Pages: 2 Signer(s) Other Than Named Above: /

Additional Information: /