

2021-005656

Klamath County, Oregon

04/15/2021 11:18:00 AM

Fee: \$92.00

**WHEN RECORDED MAIL TO:
SEND TAX STATEMENTS TO:**

**Dakota Lee Pavan
3671 Mentone Ave. Apt 1
Los Angeles, CA 90034**

WARRANTY DEED

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. 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 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.

THE GRANTOR(S): DENNIS E. UNREIN, with a mailing address of 14415 AMOROSE ST., LAKE ELSINORE, CA 92530, for and in consideration of: TEN Dollars and other valuable considerations; grants, bargains, sells, conveys and warranties to

The GRANTEE(S): Dakota Lee Pavan with a mailing address of 3671 Mentone Ave. Apt 1, Los Angeles, CA 90034 the following described real estate situated in the County of KLAMATH, State of OREGON:

Parcel ID: R326347, R329503, R333856, R284506 & R284490

Recorder: Legal Description:

- * R326347: LOT 77 in BLOCK 32, FOURTH ADDITION TO NIMROD RIVER PARK
- * R329503: LOT 5 of BLOCK 27, FOURTH ADDITION TO NIMROD RIVER PARK
- * R333856: SPRAGUE RIVER 1ST ADDITION, BLOCK 15, LOT 14 & 15
- * R284506 & R284490: LOT 14 & 15, BLOCK 16, OREGON PINES

SUBJECT TO: Current 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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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 the Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Page 2 - Pertaining to the sale of: R326347, R329503, R333856, R284506, R284490

Dated: 3/25/21

Signature: 

DENNIS E. UNREIN
14415 AMOROSE ST.
LAKE ELSINORE, CA 92530

Acknowledgment of Individual

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by DENNIS E. UNREIN, who is personally known to me or who has produced _____ (type of identification) as identification.

Notary Public

Signature: _____

Printed Name: _____

My Commission Expires: _____

Commission # _____

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 Orange

On 3/25/21, before me, Michelle D. Baldwin, a Notary Public, personally appeared Dennis Unrein, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.

Michelle D. Baldwin

Signature of Notary Public

(SEAL)

