

2021-006455

Klamath County, Oregon

04/26/2021 09:14:00 AM

Fee: \$92.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
Henstridge Investment Properties, LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

WARRANTY DEED

THE GRANTOR(S),

- John C & Deborah A Bonnet, 4316 BARTLETT AVE , KLAMATH FALLS ,
OR 97603,

for and in consideration of: \$3,300 and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- Henstridge Investment Properties, LLC, an Oregon Limited Liability
Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie
OR 97222,

the following described real estate, situated in the County of Klamath, State of Oregon:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1 Block - 16 Lot - 48

3711-021C0-01900

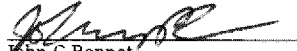
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,
restrictions, rights of way and easements of record the grantor hereby covenants with the
Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and
has good right to sell and convey the 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. 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.

Grantor Signatures:

DATED: 03/18/2021


John C Bonnet

4316 BARTLETT AVE , KLAMATH FALLS , OR 97603

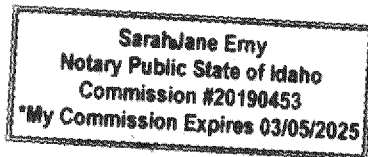
Grantor Signatures:

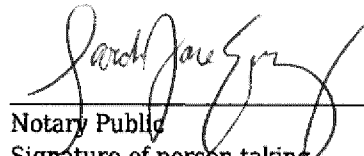
DATED: _____


Deborah A Bonnet

STATE OF IDAHO
COUNTY OF Kootenai, ss:

This instrument was acknowledged before me on this 18 day of March,
2021 by John C & ~~Deborah A Bonnet~~.




Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 03/05/2025

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.

Grantor Signatures:

DATED: 04-20-21

NOT PRESENT

John C Bonnet

4316 BARTLETT AVE, KLAMATH FALLS, OR 97603

Grantor Signatures:

DATED: 04-20-21

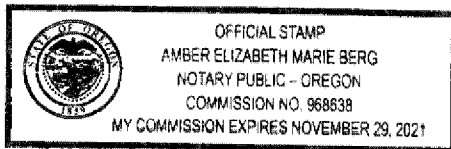
Deborah A Bonnet

Deborah A Bonnet

STATE OF Oregon
COUNTY OF Tekson, ss:

This instrument was acknowledged before me on this 20th day of April,
2021 by ~~John C~~ Deborah A Bonnet.

AB



Amber Elizabeth Marie Berg
Notary Public

Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 11/29/2021