

PREPARED BY:

Kelly Egeline

PO Box 138

Keno, Oregon 97627

AFTER RECORDING RETURN TO:

Eduardo Villaneda And Or Sabatian
Zepeda

3460 Corey Rd

Central Point, Oregon 97502

2021-006476

Klamath County, Oregon



00278790202100064760030031

04/26/2021 12:16:25 PM

Fee: \$92.00

PARCEL ID #:

3909-010DA-02800

Returned at Counter

and Taxes

GENERAL WARRANTY DEED

This GENERAL WARRANTY DEED (the "Deed"), dated 04/26/2021, is made by and between Herman B. Lindow, located at 3850 Clinton Ave, Klamath Falls, Oregon 97603 (the "Grantor") and Eduardo Villaneda And Or Sabatian Zepeda, located at 3460 Corey Rd, Central Point, Oregon 97502 (the "Grantee").

For and in consideration of the total sum of **\$100,000.00** dollars, and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants, releases, sells and conveys unto the Grantee, all the certain plot, piece or parcel of land, together with any improvements thereon, located in Klamath County at 3850 Clinton Ave, Klamath Falls, Oregon 97603, and herein described as follows:

Full legal description: Lot 14 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Regulations described of South Suburban Sanitary District; Regulations described of Klamath Irrigation District; Building set, back line 20 feet from Clinton Avenue as shown on dedicated plat; Easement along rear lot line as shown on dedicated plat; Reservation of easement in plat dedication, to wit: "Easements over all lots for future sewers."

This conveyance inures to the Grantee, the Grantee's heirs, executors, administrators, successors and assigns forever.

This conveyance is made subject to the current taxes and any and all valid and subsisting or recorded restrictions, conditions and covenants, easements, rights of way, prescriptive rights,

whether of record or not, reservations including but not limited to oil and gas leases, mineral severances, royalty rights, maintenance charges, zoning laws, and ordinances applicable to and enforceable against the property described in this Deed and shown by the records of the county clerk of Klamath County.

Grantor does hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest in and to the property described in this Deed.

Grantee may have and hold the property described in this Deed with all the rights and appurtenances thereof, for Grantee, forever, in fee simple.

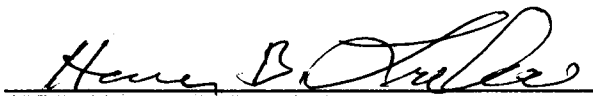
Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrance and/or liens.

Grantor covenants with the Grantee, that the Grantor is in possession of the said premises in fee simple, and has good right to convey the same; that the Grantor has done nothing to impair such title as Grantee shall receive; that the Grantee shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the Grantor will execute or procure any further necessary assurance of the title to said premises; and that Grantor will forever warrant the title to said premises.

The words "Grantor" and "Grantee" shall be construed as if they read "Grantors" and "Grantees" whenever the sense of this indenture so requires.


IN WITNESS WHEREOF, this Deed is hereby executed by the Grantor on this 26th day of April, 2021.

GRANTOR


(Grantor Signature)

3850 Clinton Ave
Klamath Falls, Oregon 97603

GRANTEE


(Grantee Signature)
Sebastian Espino

3460 Corey Rd
Central Point, Oregon 97502

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

State of Oregon

SS.

County of Klamath

The foregoing instrument was acknowledged before me on 04/26/2021, by Herman B. Lindow personally appearing before me to execute the foregoing instrument.

Witness my hand and official seal.

Robin Lynn Belt
(Notary Public Signature)

Notary Commission Expires:

September 17th 2021

