

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY

**AmeriTitle**

MTC 1/31/2021 AM

Diana L. Smith and JoAnn Hernandez  
3919 Creekside Way  
Oakley CA 94561

Grantor's Name and Address

Affordable Land LLC  
15731 SW Oberst Ln PO Box 1148  
Sherwood Oregon 97140

Grantee's Name and Address

After recording, return to (Name and Address):

Affordable Land LLC  
15731 SW Oberst Ln  
Sherwood Oregon 97140

Until requested otherwise, send all tax statements to (Name and Address):

Affordable Land LLC  
15731 SW Oberst Ln PO Box 1148  
Sherwood Oregon 97140

**2021-005450**

Klamath County, Oregon

04/12/2021 11:25:00 AM

Fee: \$97.00

**2021-006763**

Klamath County, Oregon

04/30/2021 10:38:00 AM

Fee: \$102.00

SPACE RES  
FOR  
RECORDER'S USE

ReRecorded at the request of AmeriTitle to correct the Subdivision name.  
Previously recorded in 2021-005450.

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that Diana Lynn Smith, who acquired title as Diana L. Collins, and JoAnn Hernandez, individually, and as Trustee of the 2018 JoAnn Hernandez Trust hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Affordable Land LLC, an Oregon Limited Liability Company

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (*legal description of property*):

**SECOND**

R350211 Lot 12, Block 10, ~~Fourth~~ Addition to Nimrod River Park, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

\_\_\_\_\_, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,800.00. <sup>Ⓢ</sup> However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on X DATE 3/18/21; any signature on behalf of a business or other entity is made with the authority of that entity.

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

X Diana Lynn Smith  
Diana Lynn Smith  
(signed in counterpart)  
JoAnn Hernandez

STATE OF ~~OREGON~~ California County of Shasta ss.

This instrument was acknowledged before me on X DATE 3/18/21  
by Diana Lynn Smith

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_

as

of

See Attachment  
for Notary Seal

Notary Public for ~~Oregon~~ California

My commission expires X

BLO

**AmeriTitle**MTC Y31770 AM

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 Sherwood Oregon 97140

**RECORDED ELECTRONICALLY**

ID 2021005150 County Klamath  
 Date 04/12/2021 Time 11:25:00 AM  
 simplifile www.simplifile.com 800.460.5657

SPACE RESERVED  
 FOR  
 RECORDER'S USE

**WARRANTY DEED**

KNOW ALL BY THESE PRESENTS that Diana Lynn Smith, who acquired title as Diana L. Collins, and JoAnn Hernandez, individually, and as Trustee of the 2018 JoAnn Hernandez Trust hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Affordable Land LLC, an Oregon Limited Liability Company

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(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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X Diana Lynn Smith  
 Diana Lynn Smith  
 (signed in counterpart)  
 JoAnn Hernandez

STATE OF ~~OREGON~~ <sup>California</sup> County of Shasta ss.

This instrument was acknowledged before me on X DATE 3/18/21  
 by Diana Lynn Smith

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_

See Attachment  
 for Notary Seal

X  
 Notary Public for ~~Oregon~~ <sup>California</sup>  
 My commission expires X \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 Shasta )

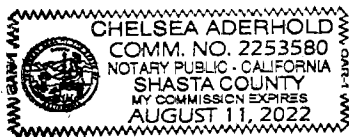
On 3/18/2021 before me, Chelsea Aderhold (notary public)  
Date Here Insert Name and Title of the Officer

personally appeared Diana Lynn Smith  
Name(s) of Signer(s)

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 Chelsea Aderhold  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Warranty Deed

Document Date: 3/18/2021 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- ☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

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☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
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Signer Is Representing: \_\_\_\_\_

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(signed in counterpart)

Diana Lynn Smith

JoAnn Hernandez  
 Jo Ann Hernandez

STATE OF ~~OREGON~~ <sup>California</sup>, County of Contra Costa ss.

This instrument was acknowledged before me on \_\_\_\_\_,  
 by \_\_\_\_\_

This instrument was acknowledged before me on DATE 3/15/21,  
 by JoAnn Hernandez, individually, and  
 as Trustee  
 of the 2018 JoAnn Hernandez Trust

See attached for notarization  
 Notary Public for ~~Oregon~~ <sup>California</sup>

My commission expires x

x Stamp

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**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 Contra Costa )

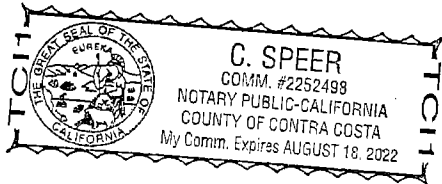
On 03/15/2021 before me, C. Speer, Notary Public

personally appeared Jo Ann Hernandez

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 C. Speer  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document Warranty Deed

Document Date: 03/15/2021

Number of Pages: 1

Capacity(ies) Claimed by Signer(s) individually and as trustee