

**2021-007409**

**Klamath County, Oregon**

05/10/2021 09:10:00 AM

Fee: \$102.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Home BASE Properties LLC

935 Oak Timber Drive

Onalaska, Wisconsin, 54650

---

## **WARRANTY DEED**

THE GRANTOR(S),

- Jeffrey C. Neal & Andrea O. Neal & Jeffrey G. Neal & Noelle W. Neal, as Joint Tenants, with a tax mailing address of 711 S. 8<sup>th</sup> St., Worland, WY 82401,

for and in consideration of: \$5,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Home BASE Properties, LLC, a Wisconsin Limited Liability Company, Scott Bossman, Member/manager, 935 Oak Timber Drive, Onalaska, La Crosse County, Wisconsin, 54650, the following described real estate, situated in the County of Klamath County, State of Oregon:

**LEGAL DESCRIPTION:** LOT 13, BLOCK 60, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT 2

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: 3/26/21

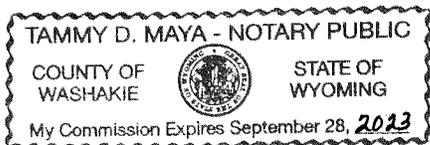
[Signature]  
Jeffrey C. Neal  
711 S 8TH ST.  
WORLAND, Wyoming 82401

DATED: 3/26/21

[Signature]  
Andrea O. Neal  
711 S 8TH ST.  
WORLAND, Wyoming 82401

STATE OF WYOMING, COUNTY OF WASHAKIE, ss:

This instrument was acknowledged before me on this 26th day of March, 2021 by Jeffrey C. Neal and Andrea O. Neal.



[Signature]  
Notary Public  
Signature of person taking acknowledgment

Tammy D. Maya, Notary Public  
Title (and Rank)

My commission expires 09-28-2023

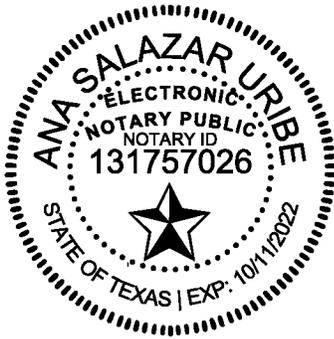
**Grantor Signatures:**

DATED: 05/08/2021

*Jeff Neal*

Jeffrey G. Neal  
Address: 5429 N MILWAUKEE AVE APT 2A  
CHICAGO, IL 60630

STATE OF Texas, COUNTY OF Harris, ss:



*Ana Laura Salazar Uribe*

Notary Public  
Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires October 11, 2022

Document Notarized using a Live Audio-Video Connection

**Grantor Signatures:**

DATED: 03/30/2021

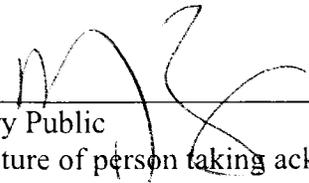


Noelle W. Neal

Address: 1528 Dorothy Ave  
Simi Valley, CA 93063

STATE OF California, COUNTY OF Los Angeles ss:

*see attached*  
*Megan C. Carranza*  
*Notary Public*  
*Commission*  
*#2254196*

  
\_\_\_\_\_  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
\_\_\_\_\_  
Title (and Rank)

My commission expires 08/14/2022

**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 Los Angeles )

On 03-30-2021 before me, Megan C. Carranza, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Noelle Whitefeather Neal  
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 [Handwritten Signature]  
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: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ 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: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_