

2021-007912

Klamath County, Oregon



00280388202100079120040045

05/18/2021 02:02:01 PM

Fee: \$97.00

Reserved for Deed Records Use

Warranty Deed

RECORDING REQUESTED BY (NAME):

Daniel Sperry

WHEN RECORDED MAIL TO (ADDRESS):

4630 Cleveland Ave, Klamath Falls, OR 97601, USA

AND MAIL TAX STATEMENTS TO (NAME AND ADDRESS):

Daniel Sperry

4630 Cleveland Ave, Klamath Falls, OR 97601, USA

By this instrument, James Weems, not married, of P.O. Box 313 Seaside, CA 93955, (the "Grantor"), releases, with general warranty covenants, unto Daniel Sperry, not married, of 4630 Cleveland Ave, Klamath Falls, OR 97601, USA, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 19, Block 8, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

TAX ACCOUNT 3909-007CB-02700-000.

The true consideration for this conveyance is \$12,500.00, the receipt and sufficiency of which is hereby acknowledged.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth

Returned at Counter
Cynthia L. Sperry

on this deed.

The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

Dated this 12th day of May, 2021.

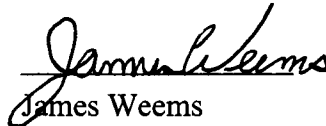
Signed in the presence of:



Signature

Ariana Frantz

Name


James Weems

Grantor Acknowledgement

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 Monterey

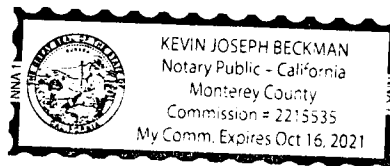
On this 12th day of May, 2021, before me, Kevin Joseph Beckman personally appeared James Weems, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her 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.

Kevin Joseph Beckman
Notary Public

Kevin Joseph Beckman
(print name)



THIS INSTRUMENT WILL 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 CITOR OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.