

2021-008277
Klamath County, Oregon



00280799202100082770010014
05/24/2021 03:52:45 PM

Fee: \$82.00

After recording return to:
Until a change is requested
Ricardo Canton
10328 Franklin Dr.
Providence Village, Tx 76227
All tax statements mail to:
Ricardo Canton
10328 Franklin Dr
Providence Village, Tx 76227

STATUTORY WARRANTY DEED

David Robert Thompson and Elizabeth Jane Thompson and Keith Michael Thompson and Kenneth David Thompson as Grantors conveys and warrants to Ricardo Canton Grantee the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 31 Block 11 Unit Second Addition To Nimrod River Park according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- This property is free from liens and encumbrances, EXCEPT:
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 CITY 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
The true consideration for this conveyance is \$8,000.00 (here comply with requirements of ORS 93.030)
Personally appeared

David Robert Thompson

Elizabeth Jane Thompson

Keith Michael Thompson

Kenneth David Thompson

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 the document.

State of California

County of Los Angeles

On January 19, 2021 before me,

Melissa E. Venegas Notary Public

Personally appeared David Robert Thompson, Elizabeth Jane Thompson

Keith Michael Thompson, Kenneth David Thompson

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) 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

Signature of notary public

