

2021-008652

Klamath County, Oregon



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06/01/2021 01:17:29 PM

Fee: \$92.00

**PREPARED BY:**

Mr. Ron Trout  
PO BOX 1935  
Twain Harte, California 95383

**AFTER RECORDING RETURN TO:** AND

Mr. Ely D Cartwright And Mr. William W TAXES  
Cartwright  
3841 SE 149th AVE  
Portland, Oregon 97236

**PARCEL ID #:**

394086 And 394095

Returned at Counter

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## GENERAL WARRANTY DEED

**THIS DEED**, dated 05/04/2021, is made by and between Mr. Ron L Trout, the "Grantor," located at PO BOX 1935, Twain Harte, California 95383 in the County of Tuolumne, and Mr. Ely D Cartwright And Mr. William W Cartwright, the "Grantee," whose legal address is 3841 SE 149th AVE, Portland Oregon 97236, located in the County of Multnomah.

**WITNESS**, that the Grantor, for and in consideration for the total sum of **\$14,000**. DOLLARS, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs, and assigns forever, all the real property, together with any improvements thereon, located in Klamath County and in the State of Oregon, herein described as follows:

Full legal description:

LOT 4, BLOCK 104 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT 4

LOT 5, BLOCK 104 KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 PLAT 4

**ALSO**, known by the street address of Cuscus Lane, Bonanza, Oregon 97623 and assessor's schedule or parcel number 394086 and 394095.

**SUBJECT TO** current taxes and other assessments, reservations in patents and all easements, rights of way, conditions, restrictions, obligations, and liabilities as may appear of record, if any.

**HEREBY** releasing and waiving all rights under and by virtue of the laws of the State of Oregon.

***TO HAVE AND TO HOLD*** the said premises for the aforesaid tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or anywise appertaining, to the only proper use, and benefit of the said GRANTEE, forever, in fee simple.

And the Grantor covenants with the Grantee, that the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

***IN WITNESS WHEREOF***, the Grantor has executed this deed on the date set forth above.

**GRANTOR**



(Ron Trout)  
PO Box 1935  
Twain Harte, California 95383

**GRANTEE**

(Ely D Cartwright)

(William W Cartwright)  
3841 SE 149th AVE  
Portland, Oregon 97236

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

(Witness #1)

(Witness #2)

## ACKNOWLEDGMENT

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 Tuolumne

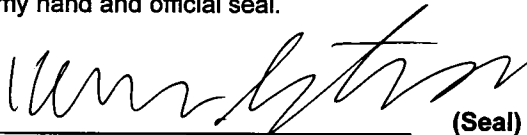
On May 4<sup>th</sup>, 2021 before me, Kevin Steele, Notary Public  
(insert name and title of the officer)

personally appeared Ron L. Trout  
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

 (Seal)

