

**2021-009169**

**Klamath County, Oregon**

**06/09/2021 02:44:01 PM**

**Fee: \$92.00**

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Westward Land Holdings, LLC  
1624 Market St. Suite 202-92466  
Denver, CO 80202

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**WARRANTY DEED**

THE GRANTOR(S),

- Melvin James Gibson, 4034 Lochaber Dr, Cameron Park, CA 95682,

for and in consideration of: \$5,262.75 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Westward Land Holdings, LLC, a Wyoming Limited Liability Company, 1624 Market St. Suite 202-92466, Denver CO 80202, the following described real estate, situated in the County of Klamath, State of Oregon:

Lot (s) 27, Block 19, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1, as recorded in Klamath County, Oregon

R396725

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: 6/7/2021

Melvin James Gibson  
Melvin James Gibson  
4034 Lochaber Dr, Cameron Park, CA 95682

STATE OF CALIF.  
COUNTY OF EL DORADO, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Melvin James Gibson.

See Attached

Notary Public

Signature of person taking  
acknowledgment

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

**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.

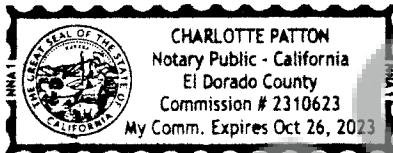
State of California  
County of El Dorado

On **June 7<sup>th</sup>, 2021** before me, Charlotte Patton, Notary Public, personally appeared

**Melvin James Gibson**

*Name of Signer*

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 executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



*Place Notary Seal Above*

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

A handwritten signature in cursive script that reads "Charlotte Patton".

*Signature of Notary Public*

*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: **Warranty Deed**

Number of Pages: \_\_\_\_\_ Signers Other Than Named Above: \_\_\_\_\_

**Capacity Claimed by Signer**

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

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

Signer is Representing: \_\_\_\_\_

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

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

Signer is Representing: \_\_\_\_\_