

2021-009624

Klamath County, Oregon



00282313202100096240030033

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

06/18/2021 01:57:14 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Sean Osborne
1128 Stockton Street, Unit 3
South Lake Tahoe, California, 95828

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Sean Osborne
1128 Stockton Street, Unit 3
South Lake Tahoe, California, 95828

WARRANTY DEED

THE GRANTOR(S),

- Nathan Faggard, 1775 Washburn Way #1024, Klamath Falls, Klamath County, Oregon, 97603,

for and in consideration of: \$8,000 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Sean Osborne, 1128 Stockton Street, Unit 3 ,South Lake Tahoe, California, 95828

the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

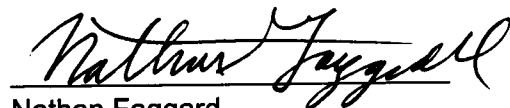
LOT 36, BLOCK 49, NIMROD RIVER PARK, 4TH ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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: 6-7-21

A handwritten signature in black ink, appearing to read "Nathan Faggard", written over a horizontal line.

Nathan Faggard
1775 Washburn Way #1024
Klamath Falls, Oregon, 97603

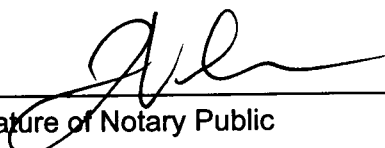
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA
COUNTY OF MONROE

On 6/7/2021 before me, Jesenia Valero, personally appeared Nathan Faggard, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 (Notary Seal)
Signature of Notary Public

