



THIS SPACE RESERVED FOR

2021-009718

Klamath County, Oregon

06/21/2021 02:37:00 PM

Fee: \$92.00

After recording return to: *ms*

Galveston Properties, Inc

3817 W Hood Ave.

Kenniwick, WA 99336

Until a change is requested all tax statements shall be sent to the following address:

Dakota Tyler Rhodes

3817 W. Hood Ave

Kenniwick, WA 99336

File No. 463616AM

STATUTORY WARRANTY DEED

Galveston Properties, Inc. a Nevada Corp.,

Grantor(s), hereby convey and warrant to

Rita Patricia Coryell

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

TRACT 1:

Lot 8 in Block 2 of Tract 1053, OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TRACT 2:

Lot 9 in Block 2 of Tract 1053, OREGON SHORES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$to correct deed previously recorded October 22, 2018 in instrument number 2018-012859

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 3 day of JUNE, 2021

Galveston Properties, Inc, a Nevada Corp.

By: Candice Bruder

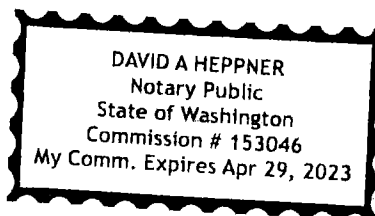
As CEO of Galveston Properties Inc. a Nevada Corp

State of } ss WA
County of } Benton

On this 3 day of JUNE, 2021, before me, DAVID A. HEPPNER a Notary Public in and for said state, personally appeared Candice Bruder as CEO of Galveston Properties Inc, a Nevada Corp., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

David A. Heppner
Notary Public for the State of WA
Residing at: PASCO
Commission Expires: 4/29/23



AFFIDAVIT CONFIRMING PRIOR DEED
(COPY OF DEED MUST BE ATTACHED)

Re: AmeriTitle, LLC and its underwriter (the Title Company)
Commitment for Title Order Number: 463616AM

Property address: 38040 Kugler Way, Chiloquin, OR 97624

The undersigned, being first duly sworn, each for himself and herself, deposes and makes the following statements relating to the attached deed recorded 10-22-2018 under recording number 2018-012859 from Galveston Properties Inc. as grantor, to Rita Patricia Coryell as grantee, of the property located at the above address and described in the attached copy of said deed (hereinafter the "Property").

1. The undersigned is/are the parties who executed the attached deed.
2. The attached deed was intended to and did convey all of the undersigned's interest in the Property, and was not given for security purposes or intended to be a mortgage.
3. The deed is valid and in full force.
4. The undersigned have not retained any rights to the Property.
5. The consideration paid for the attached deed was appropriate and adequate.

The purpose of the affidavit is to induce the above referenced Title Company to insure a future transaction in reliance on the effectiveness of the attached deed.

DATED June 3, 2021 By: Candice Bruer
As: CEO of Galveston
Properties, Inc, a Nevada Corporation

***** This affidavit must be executed in front of a notary public approved by the title company.**

STATE OF WA)
COUNTY OF BENTON) ss.

On this 3 day of JUNE, 2021, before me, a Notary Public in and for said state, personally appeared CANDICE BRUER of Galveston Properties, Inc., a Nevada Corporation known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

David A. Heppner
Notary Public for State of WA
Residing at: PASCO
Commission Expires: 4/29/23

