

Veronica Nunez Olvera

Returned at Counter

2021-010423

Klamath County, Oregon



00283268202100104230040047

07/02/2021 03:15:52 PM

Fee: \$97.00

RECORDING REQUESTED BY: **EFRAIN OLVERA**

**WHEN RECORDED MAIL ORIGINALS AND ALL TAX
STATEMENTS TO:**

EFRAIN OLVERA
7376 E HIGHWAY 26
STOCKTON, CA 95215
(209) 209-905-6633
500shaker@att.net

QUITCLAIM DEED (Under ORS 93.865)

GRANTOR:
EARNEST BUYERS LLC
505 MAIN ST 5TH FLOOR
FORT WORTH, TX 76102

For the true and actual consideration of \$25,000.00
Twenty five thousand dollars and 00/100

Releases and quitclaims to the grantee:

EFRAIN OLVERA
7376 E HIGHWAY 26
STOCKTON, CA 95215

All rights, title, and interests in and to the following
described real property:

**TWP 37 RNGE 14 BLOCK. SECT 13 TRACT N2NE4NE4
ACRES 20.00**

And commonly known as: BONANZA. OR 97623
PARCEL ID: R404306

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents this
day of June ~~1st~~ ²⁶, 2021.

[Signature]
Signature
Earnest Buyers LLC
Print Name Stephen Rivers
Grantor
Capacity President

EFRAIN OLIVERA
Signature
EFRAIN OLIVERA
Print Name
GRANTEE
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

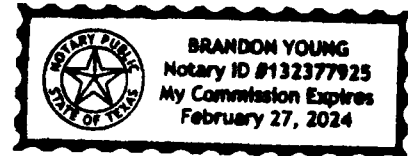
*Construe all terms with the appropriate gender and quantity
required by the sense of this deed.*

STATE OF ~~OREGON~~ TEXAS
COUNTY OF ~~KLAMATH~~ TARRANT TX

On this 1 day of JUNE, 20 21, before me, Notary Public in and for
said state, personally appeared STEPHEN RIVERS

_____,
identified to be the person whose name is subscribed to the within instrument, and
who acknowledged to me HE freely executed the same.

Signature: [Signature]
Print Name: BRANDON YOUNG
Title: NOTARY
My Commission Expires: 2/27/2024



Please see attached Acknowledgment

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 SAN JOAQUIN

On 06/04/2021 before me, NINA BAZAZ, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared EFRAIN OLVERA
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)

