

This document prepared by, and after recording return tax bill to:

Action Capital, LLC  
10810 N Tatum Blvd Ste 102-706  
Scottsdale, AZ 85028

2021-010854

Klamath County, Oregon

07/13/2021 01:25:00 PM

Fee: \$92.00

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## Warranty Deed

FOR VALUABLE CONSIDERATION OF and other good and valuable consideration, Michael Brandt hereinafter referred to as "Grantor", for consideration paid, does hereby convey, with warranty covenants, unto Action Capital, LLC, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

See Exhibit A

SUBJECT TO all reservations, restrictions, easements and encumbrances of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs assigns forever, with all appurtenances thereunto belonging.

### Acknowledgment for natural persons

IN WITNESS WHEREOF, the Grantor, this the 30<sup>th</sup> day of June 2021.

Michael E. Brandt

COUNTY OF \_\_\_\_\_, STATE OF \_\_\_\_\_, ss,

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by Michael Brandt.

My Commission Expires: \_\_\_\_\_

Public Notary: \_\_\_\_\_

See Attached  
SDC

## Exhibit A

Lot 69, Block 14, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO.1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessor's Parcel Number: R399125

## 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 Amador

On June 30<sup>th</sup>, 2021 before me, Stephanie Diane Leary, Notary Public  
(insert name and title of the officer)

personally appeared Michael L Brandt  
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 Stephanie Diane Leary (Seal)



See Attached  
SDC