



2021-011790

Klamath County, Oregon

08/02/2021 03:10:01 PM

Fee: \$102.00

When Recorded Mail TO
Mail Tax Statements TO
Indy Boo Boo LLC
756 Rio Street
Red Bluff, CA 96080

Commitment Number: 210094500

Seller's Loan Number: _____

~~After Recording, Return To:~~

~~Grantee(s) Tax Mailing Address:~~
~~756 Rio Street, Red Bluff, CA 96080~~

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
185258

GENERAL WARRANTY DEED

Jon Rickey and Becky Marshall, whose mailing address is 756 Rio Street, Red Bluff, CA 96080, hereinafter grantor, for \$55,000.00 (Fifty Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Indy Boo Boo, LLC, hereinafter grantee, whose tax mailing address is 756 Rio Street, Red Bluff, CA 96080, the following real property:

The Southerly 33 1/3 feet of the Westerly 70 feet of Lot 7, Block 55, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Property Address is: 2301 Biehn St., Klamath Falls, OR 97601

Prior instrument reference: **2020-001922**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

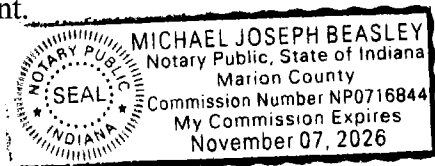
Executed by the undersigned on July 22, 2021:

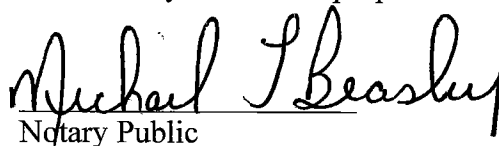

Jon Rickey

Signed & notarized in counterpart
Becky Marshall

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me on July 22nd, 2021 by Jon Rickey and ~~Becky Marshall~~ who are personally known to me or have produced _____ as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.

Executed by the undersigned on July 28, 2021:

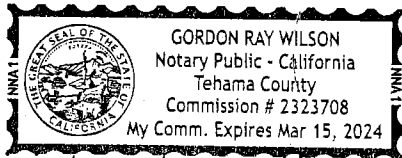
Signed and notarized in
counterspart


Jon Rickey

Becky Marshall
Becky Marshall

STATE OF California
COUNTY OF Tehama

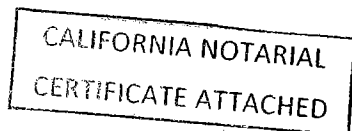
The foregoing instrument was acknowledged before me on July 28, 2021 by ~~Jon Rickey~~ and Becky Marshall who are personally known to me or have produced CA DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.




Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170.



CALIFORNIA 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 the validity of that document.

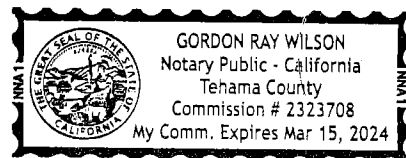
State of California
County of Tehama

On July 28 2021 before me, Gordon Ray Wilson, Notary Public
personally appeared Becky Marshall

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 [Handwritten Signature]

(Seal) Commission Expires 3/15/2024

OPTIONAL

Description of Attached Document:

Title or Type of Document: General Warranty Deed

Number of Pages: _____ Document Date: _____

Other: _____