

2021-013183

Klamath County, Oregon

08/27/2021 11:55:00 AM

Fee: \$82.00

S GARLAND, INC.
63 VIA PICO PLAZA #544
SAN CLEMENTE, CA 92672
Mr. Eric W. Shoemake
1409 N. Road 38 apt A
Pascoe, WA 99301

SPACE RESERVED
FOR
RECORDER'S USE

Grantee's Name and Address
Mr. Eric W. Shoemaker
After recording, return to (Name and Address):
1409 N. Road 38 apt A
Pascoe, WA 99301

Mr. Eric W. Shoemaker
 (Until requested otherwise, send all tax statements to (Name and Address):
 1409 N. Road 38
 Pasco
 WA 99301

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

~~S GARLAND, INC. A NEVADA CORPORATION~~

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Eric W. Shoemaker + Brandon Wilson Shoemaker, as Tenants in Common

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in CLATSOP County, State of Oregon, described as follows (legal description of property):

LOT 01, BLOCK 04, FERGUSON MOUNTAIN PINES

KLAMATH COUNTY, OREGON

IF SPACE INSUFFICIENT CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15000.00 ~~xxxxxx~~

[illegible]

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

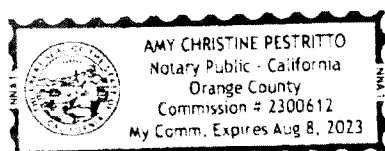
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 SUITS 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.

~~Robert E. Tropp, President~~

STATE OF ~~OREGON~~ ^{California} County of Orange

This instrument was acknowledged before me on 19th of August 2021
by Amy Christine Pestritto

This instrument was acknowledged before me on 19th of August 2021
by Robert E. Tropp
as President
of S. Garland, INC.



Notary Public for ~~Oregon~~ California
My commission expires 08-08-2023