

2021-016583

Klamath County, Oregon

11/03/2021 11:48:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO/SEND TAXES TO:

Zachary Koepp

2355 Westwood Blvd. #750

Los Angeles, CA 90064

WARRANTY DEED

THE GRANTOR(S), Vesta M Dickson who acquired title as Vista M Dickson of 1228 Circle Ave, Seaside, CA, 93955 for and in consideration and other good and valuable consideration grants to the GRANTEE(S): Zachary Koepp. of 2355 Westwood Blvd. #750, Los Angeles, CA, 90064, the following described real estate, situated in the County of Klamath, State of Oregon:

Block 76, Lot 23, 7th Addition to Nimrod River Park.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same.

Grantor Signatures:



DATED: 05-11-2021

ACKNOWLEDGEMENT

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 _____ COUNTY OF _____ ss:

**See Attached
For Notary**

Notary Public

Signature of person taking acknowledgment

Title (and Rank)

My commission expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

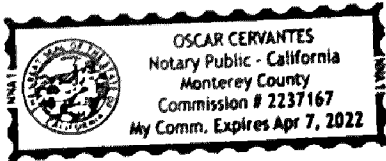
CIVIL CODE § 1189

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 Monterey }On May 11, 2021 before me, Oscar Cervantes, Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Sheila Dickson
Name(s) of Signer(s)

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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty DeedDocument Date: Signed 5-11-2021 Number of Pages: 1

Signer(s) Other Than Named Above: _____