

WHEN RECORDED RETURN TO/SEND TAXES TO:
Easy Landowner, LLC.
PO Box 374
Troutdale, Oregon 97060

2022-000683
Klamath County, Oregon
01/18/2022 04:07:02 PM
Fee: \$92.00

WARRANTY DEED

THE GRANTOR(S), Zachary Koepp of 1011 4th St. APT 106, Santa Monica, CA, 90403 for and in consideration of: and other good and valuable consideration grants to the GRANTEE(S): Easy Landowner, LLC., with a mailing address of PO Box 374, Troutdale, Oregon 97060, for the following described real estate, situated in the County of Klamath, State of Oregon:

Parcel 1

BLOCK 18, LOT 12, SECOND ADDITION TO NIMROD RIVER PARK
APN: 340125

Parcel 2

NIMROD RIVER PARK 4TH ADDITION BLK-32 LOT-58
APN: 325801

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: 1-18-22
[Signature]

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 INITIALS S.S.
NOTARIZED CERTIFICATE

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 LOS ANGELES)
 On January 18, 2022 before me, SUZETTE SOTO, NOTARY PUBLIC
 Date Here Insert Name and Title of the Officer
 personally appeared Zachary Koeppe
 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]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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 Deed
 Document Date: 1-18-22 Number of Pages: 2
 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

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☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____