

2022-006591

Klamath County, Oregon



00300802202200065910040041

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

05/25/2022 11:38:37 AM

Fee: \$97.00

WHEN RECORDED RETURN TO:

Cameron Van Dorssen
2902 Keats St. Apt 7
San Diego, CA 92106

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Cameron Van Dorssen
2902 Keats St. Apt 7
San Diego, CA 92106

WARRANTY DEED

THE GRANTOR(S),

- Connecting Dots Real Estate LLC, 1775 Washburn Way #1024, Klamath Falls, Klamath County, Oregon, 97603,

for and in consideration of: \$7,990 grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- Cameron Van Dorssen, 2902 Keats St. Apt 7 San Diego, CA 92106

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

Legal Description:

Latakomie Shores, Lot 12, Block 2

, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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

Grantor(s) Signatures:

DATED: 5-12-22



Nathan Faggard
Connecting Dots Real Estate LLC
1775 Washburn Way #1024
Klamath Falls, Oregon 97603

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF SOUTH CAROLINA
COUNTY OF YORK

On 5/12/2022 before me, Hannah Trimnal, personally appeared Nathan Faggard, 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.

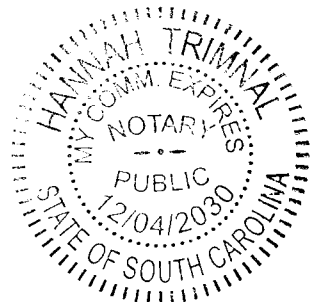
I certify under PENALTY OF PERJURY under the laws of the State of South Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary Seal)



Grantee(s) Signatures:

DATED: 05/20/2022



Cameron Van Dorssen
2902 Keats St. Apt 7
San Diego, CA 92106

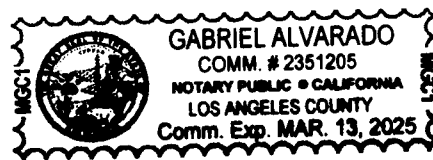
A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.


STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On 5/20/22 before me, GABRIEL ALVARADO ^{NOTARY PUBLIC}, personally appeared Cameron Van Dorssen, 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.



 (Notary Seal)
Signature of Notary Public

good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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 LAWSUITS 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.