

2022-009630

Klamath County, Oregon



08/08/2022 11:30:30 AM

Fee: \$97.00

After recording, return to:
John E. Obrien
1718 W Hills Av. Apt. C
Tampa, FL. 33606

Until a change is requested,
all tax statements should be sent to:
John E. Obrien
1718 W Hills Av. Apt. C
Tampa, FL. 33606

WARRANTY DEED

Under ORS 93.850

The grantor,
Acme Photography, A Wyoming Corporation
c/o Raleigh Souther
540 W Loop Dr
Camarillo, Ca. 93010

for the true and actual consideration of 4261.00
Four thousand two hundred and sixty one dollars

CONVEYS AND WARRANTS to the grantee,

John E. Obrien
1718 W Hills Av. Apt. C
Tampa, FL. 33606

the following described real property, free of encumbrances, except as specifically
set forth herein:

The East Half (E1/2) of the North 415 feet of Lot 5, Block 18, Klamath Falls
Forest Estates Sycon Unit and the East Half (E1/2) of the South 415 feet of Lot 5,
Block 18, Klamath Falls Forest Estates Sycon Unit, according to the plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: 3313-01300-01500 and 3313-01300-01600
And commonly known as: R176213 and R176302

Source of Title:

Being the same property conveyed by Special Warranty Deed from Michael Kincade, Trustee of the Michael Kincade Revocable Trust of 2014 to Acme Photography recorded on November 21, 2017 as instrument number 2017-013458 in the records of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 28 day of July, 2022, in the presence of:

Raleigh Souther

Signature

Raleigh Souther

Print Name

President

Capacity

Raleigh South

Signature

Raleigh Souther

Print Name

President

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF _____

COUNTY OF _____

On this _____ day of _____, 20____, before me, Notary Public in and for said state, personally appeared _____

_____, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: _____

Print Name: _____

Title: _____

My Commission Expires: _____

**Certificate Attached for
California Notary Wording**

CALIFORNIA ALL-PURPOSE 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.

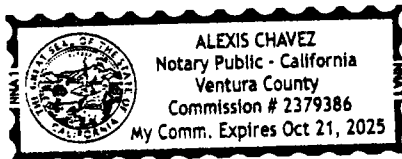
State of California }
County of Ventura }

On July 28, 2022, before me, Alexis Chavez, Notary Public,

personally appeared Raleigh William Souther

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 State of California that the foregoing paragraph is true and correct.



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in black ink that appears to read "Alexis Chavez". The signature is written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Warranty Deed

Document Date: 07/28/2022

Number of Pages: 3

Signer(s) Other than Named Above: N/A