

2022-013153

Klamath County, Oregon

11/08/2022 01:42:02 PM

Fee: \$87.00

Prepared By:

Colorado Real Estate Documents
and Notary Services, LLC
6437 Iris Court
Arvada, CA 80004

After Recording Return To:

Bryan Phillips and Trisha Phillips
2331 Bayview Lane
Eureka, CA 95503

Mail Tax Statements To:

Bryan Phillips and Trisha Phillips
2331 Bayview Lane
Eureka, CA 95503

Space Above This Line for Recorder's Use

Tax Map Number: R-3711-016A-00700

OREGON SPECIAL WARRANTY DEED

STATE OF California

COUNTY OF Humboldt

I, **Brandon Dortch**, with a street address of **4089 Little Fairfield Street** in the City of **Eureka, State of California**

(the "Grantor(s)") being ☐ Married ☒ Unmarried.

for consideration paid in the amount of Five Thousand Dollars (\$5,000), grant, convey, and remises to **Bryan Phillips and Trisha Phillips** with a street address of **2331 Bayview Lane** in the City of **Eureka, State of California**

(the "Grantee(s)") as:

☐ Husband and wife, tenants by the entirety ☐ Joint tenants ☐ Tenants in common

☒ certain parcel of land with a Legal Description of Lot 11 of Klamath Falls Estates, Highways 66, Unit Plat #1, Block 8 in the County of **Klamath**, State of **Oregon** being shown as the legal description in the Grant Deed dated 7/13/2016 and recorded as Instrument No. 2016-007613 on 07/19/2016 in the County of Klamath, State of OR

Said premises are conveyed 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 had good right to sell and convey the same.

OREGON SPECIAL WARRANTY DEED
(continued)

Tax Map Number: R-3711-016A-00700

Grantor(s) hereby release any homestead rights in the premises and state under oath that there is no other person who has a homestead interest in the premises.

Being the same premises conveyed to the Grantor(s) by Grant Deed dated 7/13/2016 and recorded as Instrument No. 2016-007613 on 07/19/2016 in the County of Klamath, State of OR



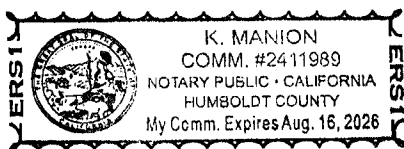
Brandon Dortch

California
STATE OF ~~OREGON~~ *uu*

COUNTY OF ~~KLAMATH~~ *Humboldt*
uu

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brandon Dortch** whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 4 day of November, 2022.



K. Manion
Notary Public

My Commission Expires: Aug 16, 2026