

2023-002152

Klamath County, Oregon

03/29/2023 02:13:02 PM

Fee: \$97.00

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: 03-11-2021

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.

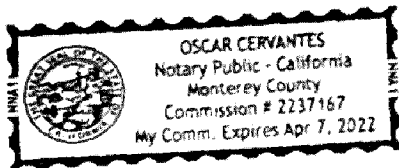
State of California

County of Monterey }

On May 11, 2021 before me, Oscar Cervantes, Notary Public
Date Here Insert Name and Title of the Officer

personally 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]

Place Notary Seal and/or Stamp Above

Signature of Notary Public

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: Marriage License

Document Date: Signed 5-11-2021

Number of Pages: 1

Signer(s) Other Than Named Above: _____

**UNIFORM STATUTORY FORM
DURABLE POWER OF ATTORNEY
(California Probate Code §4401)**

For: VESTA MAE DICKSON

NOTICE: THE POWERS GRANTED BY THIS DOCUMENT ARE BROAD AND SWEEPING. THEY ARE EXPLAINED IN THE UNIFORM STATUTORY FORM POWER OF ATTORNEY ACT (CALIFORNIA PROBATE CODE SECTIONS 4400-4465). IF YOU HAVE ANY QUESTIONS ABOUT THESE POWERS, OBTAIN COMPETENT LEGAL ADVICE. THIS DOCUMENT DOES NOT AUTHORIZE ANYONE TO MAKE MEDICAL AND OTHER HEALTH-CARE DECISIONS FOR YOU. YOU MAY REVOKE THIS POWER OF ATTORNEY IF YOU LATER WISH TO DO SO.

I, VESTA MAE DICKSON, appoint SHEILA J. DICKSON as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects. If SHEILA J. DICKSON fails or ceases to act as my agent, I appoint ALESHIA A. COKER and BRIAN C. BLOOMER, in the order and priority indicated, as my agent (attorney-in-fact) to act for me in any lawful way with respect to the following initialed subjects.

TO GRANT ALL OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF (O) AND IGNORE THE LINES IN FRONT OF THE OTHER POWERS.

TO GRANT ONE OR MORE, BUT FEWER THAN ALL, OF THE FOLLOWING POWERS, INITIAL THE LINE IN FRONT OF EACH POWER YOU ARE GRANTING.

TO WITHHOLD A POWER, DO NOT INITIAL THE LINE IN FRONT OF IT. YOU MAY, BUT NEED NOT, CROSS OUT EACH POWER WITHHELD.

INITIAL:

- _____ (A) Real property transactions.
- _____ (B) Tangible personal property transactions.
- _____ (C) Stock and bond transactions.
- _____ (D) Commodity and option transactions.

ASSIGNMENT

I, VESTA MAE DICKSON, do hereby sell, transfer and assign, without consideration, all right, title and interest I have in all my personal property, including but not limited to, furniture and furnishings, clothing, jewelry, vehicles and accessories to vehicles, books, paintings and other artwork, and other tangible articles of a personal, domestic, household, or recreational use or nature, together with any insurance on such property now owned or hereafter acquired by my to myself as trustee, and in trust, of the VESTA MAE DICKSON 1989 REVOCABLE TRUST dated March 6, 1990.

In witness whereof I have set my hand this 15 day of May, 2018.

Vesta Mae Dickson
VESTA MAE DICKSON

I, VESTA MAE DICKSON, as the Trustee of the VESTA MAE DICKSON 1989 REVOCABLE TRUST, dated March 6, 1990 hereby acknowledge receipt of the property described in the foregoing assignment, and further acknowledge that the assignment is effective immediately.

In witness whereof I have set my hand this 15 day of May, 2018.

Vesta Mae Dickson
VESTA MAE DICKSON

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 15, 2018, before me, Ellen Selvig a Notary Public, personally appeared VESTA MAE DICKSON, 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

(Seal)

