

2024-002318

Klamath County, Oregon

03/27/2024 01:21:01 PM

Fee: \$97.00

This instrument was prepared by:

Chris Borsos
PO Box 946
Zephyr Cove, NV 89448

Once recorded, return to:
William Thomas Montgomery
1686 C Avenue
Terrebonne, OR 97760

WARRANTY DEED

State of Oregon
County of Klamath

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of *Eleven Thousand US Dollars (\$11,000.00)* in hand, paid to **Alfred Samango**, a single individual with an address of PO Box 946, Zephyr Cove, NV 89448 (the Grantor) does hereby grant bargain, and sell, and convey and confirm to **William Thomas Montgomery**, a married individual with an address of 1686 C Avenue, Terrebonne, OR 97760 (the Grantee) its successors and assigns the following-described real property, lying, being situated in Klamath County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Numbers: 3511-013A0-00700 and 3511-013A0-00800

The property identified herein is not registered as the homestead of the Grantor.

Until amended, tax information shall be sent to:


William Thomas Montgomery
1686 C Avenue, Terrebonne, OR 97760

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises above bargained and described, with the appurtenances, unto the said grantees, and agree to and with the grantees, THEIR heirs assigns, that at the time of ensembling and delivery of these presents, he is well seized of the promises above conveyed, has good, sure, perfect, absolute, and indefeasible estate of inheritance, in law, in fee simple, and are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature whatsoever, except for real property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year written hereunder.

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, CHAPTER 855, 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 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 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010

Grantor Signature:  Date: 3/26/24
Printed Name: Alfred Samango

SEE ATTACHMENT
FOR NOTARY SEAL

SEE ATTACHMENT
FOR NOTARY SEAL

ACKNOWLEDGMENT

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 El Dorado

On March 26, 2004 before me, Erika Stevens, Notary Public
(insert name and title of the officer)

personally appeared Alfred Joseph Samanano
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 [Handwritten Signature]

(Seal)



EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Lots 9 and 10, Block 45, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon SUBJECT TO covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.