

2024-005582

Klamath County, Oregon



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07/02/2024 11:07:11 AM

Fee: \$87.00

This Document Was Prepared by:
PENG ZHANG

94 VALLEY FALLS WAY

ST JOHNS, FL 32259

Send tax statement to:
After Recording Please Return to:

PENG ZHANG

94 VALLEY FALLS WAY

ST JOHNS, FL 32259

WARRANTY DEED

WARRANTY DEED, made this 20th day of June, 2024 by and

between ECKERSLEY DARRELL JR of the city of

LONG BEACH

and County of LOS ANGELES

("grantor"), and

PENG ZHANG

("grantee"), whose

mailing address is

94 VALLEY FALLS WAY, ST JOHNS, FL 32259

THE GRANTOR, for and in consideration of the sum of THREE THOUSAND AND THREE HUNDRED

DOLLARS (\$ 3,300), the receipt and sufficiency of which is hereby acknowledged and received, and for other good and valuable consideration, does hereby grant, bargain, sell and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of KLAMATH, State of OREGON, described as follows (enter legal description):

KLAMATH FALLS FOREST ESTATES SYCAN UNIT, THE WEST HALF OF THE SOUTH 415' M/L

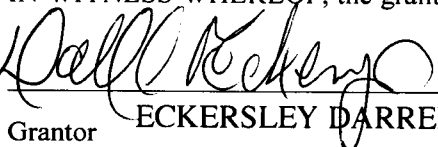
OF LOT 4 BLOCK 18, LOCATED IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Also known as street and number _____

Tax Parcel ID# R-3313-01300-02300-000

TO HAVE AND TO HOLD the said premises, with its appurtenances unto the said Grantee his/her heirs and assigns forever. Grantors covenant with the Grantee that the Grantors are now seized in fee simple absolute of said premises; that the Grantors have full power to convey same; that the same is free from all encumbrances excepting those set forth above; that the Grantee shall enjoy the same without any lawful disturbance; that the Grantors will, on demand, execute and deliver to the Grantee, at the expense of the Grantors, any further assurance of the same that may be reasonably required, and, with the exceptions set forth above, that the Grantors warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payable and any other covenants, conditions, easements, rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.


Grantor ECKERSLEY DARRELL JR

Grantor _____

Witness (if required)

Witness (if required)

STATE OF () County of

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

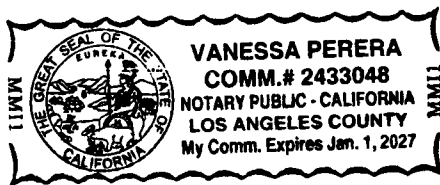
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Los Angeles)
 On June 20, 2024 before me, Vanessa Perera - notary public,
 Date Here Insert Name and Title of the Officer
 personally appeared Eckersley, Darrell Jr.
 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 of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: Warranty Deed for address Tax Parcel ID# R-3313-01300-02300-000
 Document Date: June 20, 2024 Number of Pages: 1
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____