

2024-007044

Klamath County, Oregon



00332254202400070440070074

08/14/2024 10:54:49 AM

Fee: \$112.00

After recording, return to:
Rodney D. Golart, Trustee of the
Rodney D. Golart Revocable
Living Trust
22732 Elm St.
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
Rodney D. Golart, Trustee of the
Rodney D. Golart Revocable
Living Trust
22732 Elm St.
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Kevin Paul Golart , Loren Dwight Golart and Amber Louise O'Brien who
acquired title as Amber Louise Golart, each as to 1/3 interest,
606 Robin Hood Dr
Yorktown, VA 23693

for the true and actual consideration of \$20,000.00

Twenty Thousand Dollars

CONVEYS AND WARRANTS to the grantee,
Rodney D. Golart, Trustee of the Rodney D. Golart Revocable Living Trust,
under agreement dated October 20,2022
22732 Elm St.
Klamath Falls, OR 97601

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

Lots 75 and 76, Odessa Summer Homes Sites, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: R317231 and R 317311

And commonly known as: APN 3606-014CD-02100 and 3606-014CD-02200

Source of Title:

Being the same property conveyed by Affiants Deed from the Small Estate of Paul D. Golart to Kevin Paul Golart, Loren Dwight Golart and Amber Louise Golart, each as to a 1/3 interest, recorded on January 14,2008 in the office of the County Clerk 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 27 day of July, 2024, in the presence of:

[Signature]

Signature
Kevin Paul Golart
Print Name
Individual
Capacity

Signature
Loren Dwight Golart
Print Name
Individual
Capacity

Signature
Amber Louise O'Brien
Print Name
Individual
Capacity

Signature
Print Name
Capacity

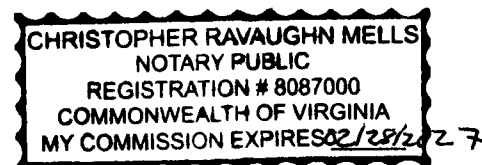
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Virginia
COUNTY OF York

On this 27 day of July, 2024, before me, Notary Public in and for said state, personally appeared Kevin Golart

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

Signature: [Signature]
Print Name: Christopher R. Mells
Title: Notary Public
My Commission Expires: 02/28/2027




Signed, sealed, and delivered on this 2 day of August, 2024, in the presence of:

Signature
Kevin Paul Golart

Print Name
Individual

Capacity



Signature
Loren Dwight Golart

Print Name
Individual

Capacity

Signature
Amber Louise O'Brien

Print Name
Individual

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: _____

PLEASE SEE ATTACHED
FOR OFFICIAL NOTARY
DOCUMENT

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Butte

On August 2, 2024 before me, Callie Swarthout, Notary Public,
(Here insert name and title of the officer)

personally appeared Loren Dwight Golart,

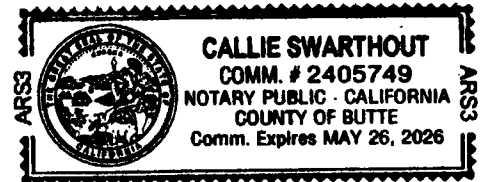
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument 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

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 3 Document Date 8/2/24

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Signed, sealed, and delivered on this 4 day of August, 2024, in the presence of:

Signature
Kevin Paul Golart

Print Name
Individual

Capacity

Signature
Loren Dwight Golart

Print Name
Individual

Capacity

Amber O'Brien

Signature
Amber Louise O'Brien

Print Name
Individual

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: _____

**PLEASE SEE
NOTARY ATTACHMENT**

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 SANTA CLARA)

On August 4, 2024 before me, HANA DAVE, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared AMBER LOUISE O'BRIEN,
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)

