

2025-002385

Klamath County, Oregon



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04/02/2025 01:06:50 PM

Fee: \$102.00

Grantors' Names and Address

Clarence L. Cole and Annette E. Cole
3718 Valinda Way,
Klamath Falls, OR 97603

Grantee's Name and Address

Annette E. Cole
3718 Valinda Way,
Klamath Falls, OR 97603

**Until requested otherwise send all tax
Statements to: (Name, Address, Zip):**

Annette E. Cole
3718 Valinda Way,
Klamath Falls, OR 97603

Order #: 127499-24

STATUTORY WARRANTY DEED

Clarence L. Cole, unmarried, and Annette E. Cole, unmarried, Grantor, hereby grants, bargains, sells, warrants and conveys to Annette E. Cole, single, Grantees and Grantees' heirs, successor and assigns all right title and interest in and to the following described real property:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

APN: 3909-012BD-06900

Property Address: 3718 Valinda Way, Klamath Falls, OR 97603

Subject to: all those items of record and those apparent upon the land, if any as of the date of this Deed and those shown below, if any; and the Grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

This instrument will 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 approved uses and to determine any limits or lawsuits against farming or forest practices as defined on ORS 30.930.

The true consideration for this conveyance is: \$0.00 (Here comply with the requirements of ORS 93.030

TO HAVE AND TO HOLD the same unto the said Grantees, their heirs, successors and assigns forever.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all genders.

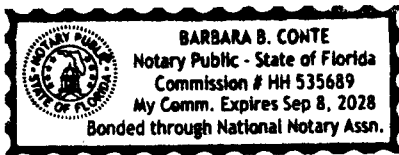
Dated this 10th day of January, 2025

[Signature]
Clarence L. Cole

[Acknowledgments Continue]

State of Florida }
County of Citrus } ss.

On January 20, 2025, personally appeared the above named, Clarence L. Cole, acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]

Printed name: Barbara B. Conte

Notary Public for Florida

My commission expires: 09-08-2028

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida

County of

Citrus

The foregoing instrument was acknowledged before
me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 20th day of January, 2025 by
Date Month Year

Clarence L. Cole

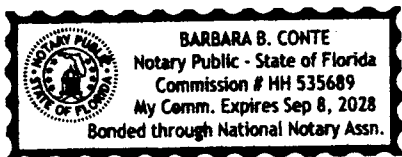
Name of Person Acknowledging

Barbara B. Conte

Signature of Notary Public — State of Florida

Barbara B. Conte

Name of Notary Typed, Printed or Stamped



Place Notary Seal Stamp Above

☐ Personally known

☒ Produced Identification

Type of Identification Produced: _____

FL Drivers License

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: _____

Statutory Warranty Deed

Document Date: _____

01/20/2025

Number of Pages: _____

2

Signer(s) Other Than Named Above: _____

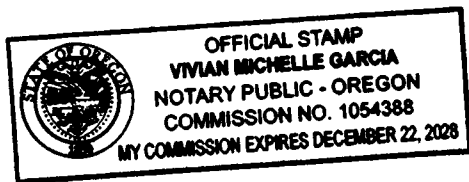
Dated this 17th day of January, 2025

Annette E Cole
Annette E. Cole

[Acknowledgments Continue]

State of OR }
County of Klamath } ss.

On Jan 17th, 2025 personally appeared the above named,
Annette E. Cole, acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: [Signature]

Printed name: Vivian Michelle Garcia

Notary Public for Klamath County

My commission expires: 12/22/28

No title search was performed on the subject property. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents, no boundary survey was made at the time of this conveyance.

Prepared by
National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

EXHIBIT "A"

Lot 3 of Tract 1538- Fourteenth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.