



2017-002799

Klamath County, Oregon

03/17/2017 09:24:00 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Robert E. Quackenbush

PO Box 115

Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:

Robert E. Quackenbush

PO Box 115

Keno, OR 97627

File No. 157802AM

STATUTORY WARRANTY DEED

Barbara DeGuzman

as Trustee of the DeGuzman Trust dated May 22, 2007,

Grantor(s), hereby convey and warrant to

Robert E. Quackenbush,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 20, Block 2, SECOND ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$12,500.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

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 195.305 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.

Dated this 15 day of March, 2017.

The DeGuzman Trust

(X) By: Barbara DeGuzman
Barbara DeGuzman, Trustee

State of California } ss
County of Los Angeles

On this 15 day of March, 2017, before me, Rick K. Bierbower a Notary Public in and for said state, personally appeared Barbara DeGuzman as Trustee of the DeGuzman Trust dated May 22, 2007, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that ~~he/she/they~~ executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Rick K. Bierbower
Notary Public for the State of California
Residing at: Lancaster Ca.
Commission Expires: 9/28/2019

