



THIS SPACE RESER

2017-006776
Klamath County, Oregon
06/21/2017 10:41:00 AM
Fee: \$47.00

After recording return to:

Luis A. Gudino and Maria Balvaneda Gudino

4430 Greensprings Dr

Klamath Falls, OR 97601

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

Luis A. Gudino and Maria Balvaneda Gudino

4430 Greensprings Dr

Klamath Falls, OR 97601

File No. 174700AM

STATUTORY WARRANTY DEED

Gerald R. Cannon and Gloria A. Cannon, Trustees, or their Successors in Trust, under the Cannon Loving Trust dated May 30, 1991, and any amendments thereto.,

Grantor(s), hereby convey and warrant to

Luis A. Gudino and Maria Balvaneda Gudino, as Tenants by the Entirety,

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:

The Westerly 33 1/3 feet of Lot 11 in Block 28 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof, on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$65,000.00.

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 15th day of JUNE, 2017.

The Cannon Loving Trust

By: Gerald R. Cannon
Gerald R. Cannon, Trustee

By: Gloria A. Cannon
Gloria A. Cannon, Trustee

State of OR } ss
County of KLAMATH }

On this 15th day of JUNE, 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Gerald R. Cannon and Gloria A. Cannon, Trustees of The Cannon Loving Trust, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

