



THIS SPACE RESERVED FOR

2018-009223

Klamath County, Oregon

08/03/2018 01:46:01 PM

Fee: \$102.00

After recording return to:

Tamie M. Alvarez

3244 Paramount Street

Klamath Falls, OR 97603

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

Tamie M. Alvarez

3244 Paramount Street

Klamath Falls, OR 97603

File No. 244902AM

STATUTORY WARRANTY DEED

David W. Sehnem and Yvette M. Sehnem, Trustees of the Sehnem Family Trust, dated July 21, 2005,

Grantor(s), hereby convey and warrant to

Tamie M. Alvarez, an unmarried woman,

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 58, TRACT 1428, 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 \$249,900.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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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 31 day of July, 2018

The Sehnem Family Trust, dated July 21, 2005

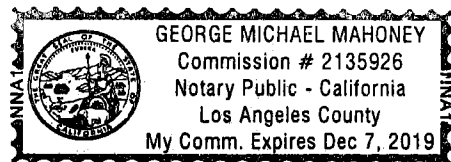
By: David W. Sehnem
David W. Sehnem, Trustee

State of CALIFORNIA } ss.
County of LOS ANGELES }

On this 31st day of July, 2018, before me, George Michael Mahoney a Notary Public in and for said state, personally appeared David W. Sehnem, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sehnem Family Trust, dated July 21, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

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

George Michael Mahoney
Notary Public for the State of CALIFORNIA
Residing at: LOS ANGELES, CALIFORNIA
Commission Expires: 12/7/19



CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

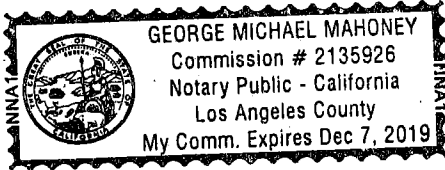
State of CALIFORNIA

County of LOS ANGELES

On 7-31-18 before me, GEORGE MICHAEL MAHONEY, NOTARY PUBLIC

DATE personally appeared DAVID W. SEHNEM NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

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]

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the documents and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNED	DESCRIPTION OF ATTACHED DOCUMENT
<input type="checkbox"/> INDIVIDUAL	
<input type="checkbox"/> CORPORATE OFFICER	<u>WARRANTY DEED</u>

TITLE OR TYPE OF DOCUMENT

TITLE(S)

☐ LIMITED PARTNER(S)
☐ GENERAL PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR

NUMBER OF PAGES

☐ OTHER: _____

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE
SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

Page 3 Statutory Warranty Deed
Escrow No. 244902AM
The Sehnem Family Trust, dated July 21, 2005

By: *Yvette M. Sehnem*
Yvette M. Sehnem, Trustee

State of CALIFORNIA } ss.
County of LOS ANGELES }

On this 31st day of July, 2018, before me, GEORGE MICHAEL MAHONEY, Notary Public in and for said state, personally appeared Yvette M. Sehnem, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Sehnem Family Trust, dated July 21, 2005, and acknowledged to me that he/she/they executed the same as Trustee.

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

George Michael Mahoney
Notary Public for the State of
Residing at: LOS ANGELES, CALIFORNIA
Commission Expires: 11/7/19



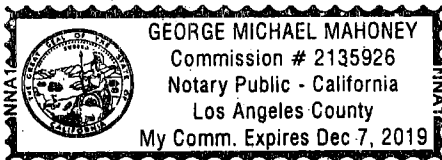
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State of CALIFORNIA

County of LOS ANGELES

On 7-31-18 before me, GEORGE MICHAEL MAHONEY, NOTARY PUBLIC
NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared YVETTE M. SEHNEM
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 [Handwritten Signature]

OPTIONAL

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TITLE(S)	
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<input type="checkbox"/> GENERAL PARTNER(S)	
	NUMBER OF PAGES
<input type="checkbox"/> ATTORNEY-IN-FACT	
<input type="checkbox"/> TRUSTEE(S)	
<input type="checkbox"/> GUARDIAN/CONSERVATOR	
	DATE OF DOCUMENT
<input type="checkbox"/> OTHER: <hr/>	
<hr/>	
<hr/>	

SIGNER(S) OTHER THAN NAMED ABOVE
 SIGNER IS REPRESENTING:
 NAME OF PERSON(S) OR ENTITY(IES)
