

## 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 Paramont Street
Klamath Falls, OR 97603
•
Until a change is requested all tax statements shall be
sent to the following address:
Tamie M. Alvarez
3244 Paramont Street
Klamath Falls, OR 97603
File No. 244902 AM

## 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.



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	$31_{\text{day of}}$	July	201,8
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The Sehnem	Family Trust, da	ted July 21, 2003	·
By: David W.	Sehnem, Truste	. 0.2	

State of CALIFORNIA) ss. County of LOS ANGELES

On this 31 day of July, 2018, before me Level Market Marke

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

Notary Public for the State of CARSIGNIAN Commission Expires: 12/17/19

NNA1E

GEORGE MICHAEL MAHONEY
Commission # 2135926
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2019

## 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 before me, GEORGE MICHAEL MAHONEY, NOTARY PUBLIC 7-31-18 personally appeared\_ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ds/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in her/their authorized capacity(ies) and that by GEORGE MICHAEL MAHONE Mis/her/their signature(s)on the instrument the person(s), or the Commission # 2135926 entity upon behalf of which the person(s) acted, executed the Notary Public - California Los Angeles County instrument. My Comm. Expires Dec 7, 2019 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 **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. DESCRIPTION OF ATTACHED DOCUMENT CAPACITY CLAIMED BY SIGNED INDIVIDUAL CORPORATE OFFICER TITLE OR TYPE OF DOCUMENT TITLE(S) LIMITED PARTNER(S) GENERAL PARTNER(S) NUMBER OF PAGES ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR DATE OF DOCUMENT OTHER: \_ 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: Xverte M. Sehnem, Trustee

State of CALIFORNIA } ss. County of COS ANGELES }

On this 31 day of July, 2018, before me, GEORGE MCHASC MAHORS 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.

Notary Public for the State of Residing at:

Residing at: Commission Expires:

CALIFORNIA

GEORGE MICHAEL MAHONEY
Commission # 2135926
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2019

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