



THIS SPACE RESERVED FOR

2018-011254
Klamath County, Oregon
09/17/2018 03:43:00 PM
Fee: \$92.00

After recording return to:

Wendy Vazquez and Regina K. Sherman

1120 Monclaire Street

Klamath Falls, OR 97601

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

Wendy Vazquez and Regina K. Sherman

1120 Monclaire Street

Klamath Falls, OR 97601

File No. 247214AM

STATUTORY WARRANTY DEED

Andrew G. Basurto and Ilya Genell Basurto, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Wendy Vazquez and Regina K. Sherman, not as Tenants in Common but with Rights of Survivorship,

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 Southwesterly 10 feet of Lot 9, and Northeasterly 40 feet of Lot 10 in Block 11 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at a point in the Westerly line of MonClaire Street 10 feet in a Northeasterly direction from the most Southerly corner of Lot 9, Block 11, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, and running in a Northwesterly direction parallel with the Southerly line of said Lot 9, 100 feet to the Westerly line of said Lot 9; thence Southwesterly along the Westerly line of Lots 9 and 10 in said Block 11, 50 feet; thence Southeasterly and parallel with the line between said Lots 9 and 10, 100 feet to the Westerly line of MonClaire Street; thence Northeasterly along the Westerly line of MonClaire Street, 50 feet to the place of beginning; EXCEPTING and reserving, however, a strip of land 6 feet in width off the Northwesterly end of the above described tract to be used as an alley.

The true and actual consideration for this conveyance is \$137,500.00.

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:

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 13th day of SEPTEMBER, 2018

Andrew G. Basurto
Andrew G. Basurto

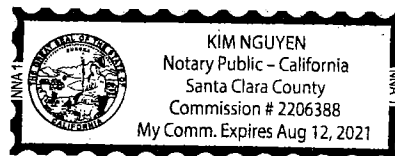
Ilya Genell Basurto
Ilya Genell Basurto

State of California ss
County of Santa Clara

On this 13th day of September, 2018, before me, Kim Nguyen a Notary Public in and for said state, personally appeared Andrew G. Basurto and Ilya Genell Basurto, 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.

Kim Nguyen
Notary Public for the State of California
Residing at: San Jose, CA 95121
Commission Expires: 08/12/2021



ACKNOWLEDGMENT

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 Santa Clara

On Sept 13, 2018 before me, Kim Nguyen, Notary Public
(insert name and title of the officer)

personally appeared ANDREW G. BASURTO, ILYA GENELL BASURTO
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 *Kim Nguyen* (Seal)

