



THIS SPACE RESERVED FOR

**2018-013934**

**Klamath County, Oregon**

**11/16/2018 09:50:01 AM**

**Fee: \$102.00**

After recording return to:

Carrie Beth DeGutis

131 Dahlia Street

Klamath Falls, OR 97601

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

Carrie Beth DeGutis

131 Dahlia Street

Klamath Falls, OR 97601

File No. 263176AM

---

**STATUTORY WARRANTY DEED**

**Susan Snider, Patricia Hervieux, and Marianne Nelson, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Carrie Beth DeGutis,**

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 22 in Block 8 of ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, 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 \$155,000.00.

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:

102 AMT

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 14 day of November, 2018.

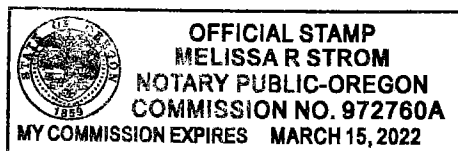
Susan M. Snider  
Susan M. Snider

State of Oregon} ss  
County of Klamath}

On this 14 day of November, 2018, before me, Melissa R Strom a Notary Public in and for said state, personally appeared Susan Snider, 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.

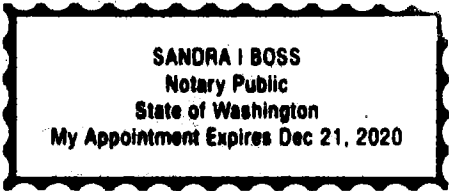
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at 201 Klamath Blvd  
Commission Expires: March 15 2022



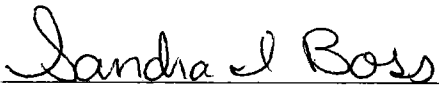
Dated this 13 day of November 2018

  
\_\_\_\_\_  
Patricia Hervieux



State of Washington } ss  
County of Thurston }

On this 13 day of November, 2018, before me, Sandra I. Boss a Notary Public in and for said state, personally appeared Patricia Hervieux, 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.

  
\_\_\_\_\_  
Notary Public for the State of WA  
Residing at: Lacey WA / Thurston County  
Commission Expires: 12.21.2020

Dated this 13 day of November, 2018

Marianne Nelson

Marianne Nelson

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_ day of November, 2018, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Marianne Nelson, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

*See  
attached  
certificate*

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.

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

} SS

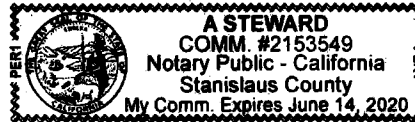
County of Stanislaus

On 13 November 2018, before me, A Steward, Notary Public,

personally appeared Marianne Nelson,  
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.



A Steward

Signature of Notary Public

(Notary Seal)

### ADDITIONAL OPTIONAL INFORMATION

<b>TITLE/DESCRIPTION OF THE ATTACHED DOCUMENT</b> <u>Statutory Warranty Deed</u>	
Number of pages	<u>4</u>
Document Date	<u>11-13-18</u>
Name of Signer _____	
<b>CAPACITY CLAIMED BY SIGNER</b>	
<input type="checkbox"/> Individual(s)	
<input type="checkbox"/> Corporate Officer, Title _____	
<input type="checkbox"/> Partner(s)	
<input type="checkbox"/> Attorney-in-Fact	
<input type="checkbox"/> Trustee	
<input type="checkbox"/> Other _____	
Signer is representing _____	

Recorded on Page \_\_\_\_\_ Entry \_\_\_\_\_

Notary Name: A Steward  
Notary Commission: 2153549  
County: Stanislaus  
Commission Expires: June 14, 2020

Contact Information:  
A1Notary@charter.net  
Alicia (209) 996-0631