

2019-000371

Klamath County, Oregon

Barbara O'Shea
PO Box 609
Prentiss, MS 39474

Grantor's Name and Address

Thomas Sevigny and Marilyn Sevigny
11100 Sepulveda Blvd. #8-2018
Mission Hills, CA 91345

Grantee's Name and Address

When Recorded Mail Document
And Tax Statement To :
Marilyn Sevigny
11100 Sepulveda Blvd. #8-2018
Mission Hills, CA 91345



00234398201900003710020026

01/14/2019 09:44:13 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For good and valuable consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, I or we, **Barbara O'Shea**, (GRANTORS), does hereby convey to **Marilyn J. Sevigny and Thomas N. Sevigny** (GRANTEES), Joint Tenancy with Right of Survivorship,

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE):

Lot 1, Block 72, Klamath Falls Forest Estates Highway 66 Unit Plat No.3, situated in Section 10, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING AND RESERVING: All gas and mineral rights, if any, currently held by Grantor.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED: Jan 3, 2019

BY: Barbara O'Shea
Barbara O'Shea

DATED: _____

BY: _____

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 MS)
COUNTY OF Jefferson) ss.
Davis

On Jan 3, 2019 before me, Lacey H. Rowe the undersigned Notary Public, personally appeared Barbara O'Shea, personally known to me (or 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.

WITNESS my hand and official seal.

Lacey H. Rowe
Notary Public

(SEAL)

My Commission Expires: 7-12-2019

