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

2019-000371 Klamath County, Oregon



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 Williamette 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.

My Commission Expires:

DATED: 1/1019
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.

1			
STATE OF MS)	-	
COUNTY OF THE CONT) ss.)		\smile
on Jan 3, 2019 t	<u> </u>	14 ROWE the	undersigned Notary
Public, personally appeared Barbar	a O'Shea, personally kno	own to me (or proved to	me on the basis of
satisfactory evidence) to be the per instrument and acknowledged to m			
authorized capacity(ies), and that b	y his her their signature	(s) on the instrument the	person(s)
or the entity upon behalf of which	the person(s) acted, execu	ited the instrument.	
WITNESS my hand and official seal.		· 4	· /

(SEAL)