



THIS SPACE RESERVED FOR

2019-000794

Klamath County, Oregon

01/28/2019 01:33:01 PM

Fee: \$87.00

After recording return to:

Thomas Sevigny and Marilyn Sevigny

11100 Sepulveda Blvd., 8-2018

Mission Hills, CA 91345

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

Thomas Sevigny and Marilyn Sevigny

11100 Sepulveda Blvd., 8-2018

Mission Hills, CA 91345

File No. 276559AM

STATUTORY WARRANTY DEED

**Steven Edward Ramirez, Maria Elena Glashoff and Helen Marie Hall
Co-Trustee(s) of the Helen M. Ramirez Survivor's Trust,
under Declaration of Trust dated March 12, 1997,**

Grantor(s), hereby convey and warrant to

Thomas Sevigny and Marilyn Sevigny, as Tenants by the Entirety,

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:

Lots 4 and 5, Block 83, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, as recorded in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$7,200.00.

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:

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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 26 day of January, 2019

The Helen M. Ramirez Survivor's Trust, under Declaration of Trust dated March 12, 1997

By: Steven Edward Ramirez TTE
Steven Edward Ramirez, Co-Trustee

By: Maria Elena Glashoff TTE
Maria Elena Glashoff, Co-Trustee

By: Helen Marie Hall TTE
Helen Marie Hall, Co-Trustee

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 Solano

On January 26, 2019 before me, Ana Mitchell, Notary Public
(Insert name and title of the officer)

personally appeared Steven Edward Ramirez, Maria Elena Glashoff and Helen Marie Hall

Co-Trustee(s) of the Helen M. Ramirez Survivor's Trust, under Declaration of Trust dated March 12, 1997, 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 Ana Mitchell (Seal)

