



THIS SPACE RESERVED FOR

**2019-001520**

**Klamath County, Oregon**

**02/19/2019 01:16:02 PM**

**Fee: \$87.00**

After recording return to:

Thomas Sevigny and Marilyn Sevigny

10343 Dempsey Ave

Granada Hills, CA 91344

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. 279515AM

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### STATUTORY WARRANTY DEED

**John D. Koenig and Suzanne E. Koenig,**

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:

**Lot 35, Block 10, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through its Department of Transportation by Warranty Deed recorded April 17, 2013 as 2013-004070**

The true and actual consideration for this conveyance is \$2,600.00.

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:

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 15 day of Feb, 2019

John D Koenig  
John D Koenig

Suzanne E. Koenig  
Suzanne E Koenig

State of WASHINGTON } ss  
County of SPOKANE }

On this 15 day of February, 2019, before me, Brian J Gruss, a Notary Public in and for said state, personally appeared John K. Koenig and Suzanne E. Koenig, 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.

Brian J Gruss  
Notary Public for the State of WASHINGTON  
Residing at: SPOKANE VALLEY, WA  
Commission Expires: 12-5-2019

