

Mail Tax Statement and Recorded Deed to:

2019-008500

Klamath County, Oregon



00244400201900085000020027

07/26/2019 03:32:15 PM

Fee: \$87.00

Shannon Guggenheimer  
1130 Neptune Way  
Mount Shasta, CA 96067

Map Lot No.: R-3711-021C0-01300-000

## WARRANTY DEED

DOCUMENTARY TRANSFER TAX \$

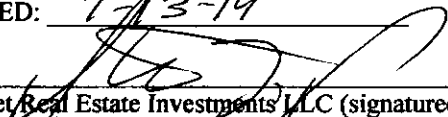
\_\_\_ COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR  
\_\_\_ COMPUTED ON FULL VALUE LESS LIENS & ENCUMBRANCES

For a valuable consideration, receipt of which is hereby acknowledged, I/we Sunset Real Estate Investments LLC, the Grantor(s) do(es) hereby convey to Shannon Guggenheimer, the Grantee the following described real property situated in the County of KLAMATH state of OREGON, an unincorporated area of KLAMATH County:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record.

And the Grantor(s) do(es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: 7-13-19  
  
Sunset Real Estate Investments LLC (signature(s))

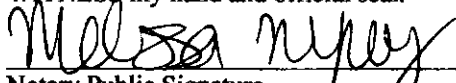
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

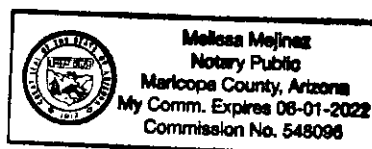
STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

On 7/13/2019, before me, Melissa Mejinas, notary public, personally appeared Steven Terp, 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.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
Notary Public Signature  
My commission expires: 06-01-2022



(SEAL)

## **EXHIBIT "A"**

### **Legal Description:**

Lot 42 in Block 16, 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.

**Map No.:** R-3711-021C0-01300-000