

2019-012225

Klamath County, Oregon



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10/18/2019 12:43:53 PM

Fee: \$87.00

Thomas Sevigny and Marilyn Sevigny
11100 Sepulveda Blvd. #8-2018
Mission Hills, CA 91345
Grantor's Name and Address

Sharon Elaine Mitchell
1504 9th Street
Clarkston, WA 99403
Grantee's Name and Address

**When Recorded Mail Document
And Tax Statement To :**
Sharon Elaine Mitchell
1504 9th Street
Clarkston, WA 99403

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Statutory Warranty Deed

Marilyn Sevigny and Thomas Sevigny,
(GRANTORS), does hereby convey and warrant to

Sharon Elaine Mitchell (GRANTEES), A Widower

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 \$7,500.

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:

Signature Page to Follow

MAIL TAX STATEMENTS AS DIRECTED ABOVE

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, 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 LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCE, 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 12th date of October, 2019

BY: Thomas Seigny
Thomas Seigny

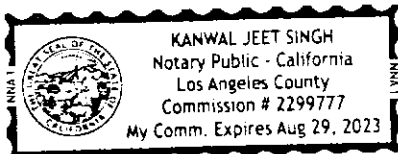
BY: Marilyn Seigny
Marilyn Seigny

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 Los Angeles) ss.

On 10/12/2019, before me, KANWAL JEET SINGH the undersigned Notary Public, personally appeared Thomas Seigny and Marilyn Seigny, 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: KJ Singh

Notary Public

My Commission Expires: Aug 29, 2023