



2020-002282

Klamath County, Oregon

02/25/2020 01:19:47 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Christian Gatz and Penny Gatz and Lyle Peckenpaugh

937 Hill Dr.

Reedsport, OR 97467

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

Christian Gatz and Penny Gatz and Lyle Peckenpaugh

937 Hill Dr.

Reedsport, OR 97467

File No. 351539AM

STATUTORY WARRANTY DEED

Clare Scheffer, Co-Trustee of The Fabrizio Family Trust,

Grantor(s), hereby convey and warrant to

Christian Gatz and Penny Gatz and Lyle Peckenpaugh, not as Tenants in Common, but with rights of survivorship,

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 4, Block 12, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$222,000.00.

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:

87

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 20th day of February, 2020

The Fabrizio Family Trust

By: Clare F. Scheffer co-trustee
Clare Scheffer, Co-Trustee

State of WASHINGTON } ss
County of SNOHOMISH }

On this 20th day of February, 2020, before me, MARTHA R. VANDERPOOL a Notary Public in and for said state, personally appeared Clare Scheffer, Co-Trustee of The Fabrizio Family Trust, ~~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.

Martha R. Vanderpool

Notary Public for the State of WA

Residing at: ARLINGTON, WA

Commission Expires:

6-17-2023

