



2020-008846

Klamath County, Oregon

07/20/2020 10:07:27 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Frields and Laura Clemenshaw

919 York St

Aumsville, OR 97325

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

Michael Frields and Laura Clemenshaw

919 York St

Aumsville, OR 97325

File No. 384110AM

STATUTORY WARRANTY DEED

Karin Maez, Trustee of the Frances Gouveia Living Trust, dated September 18, 2009, who acquired title as the Gouveia Trust, dated September 18, 2009,

Grantor(s), hereby convey and warrant to

Michael Frields and Laura Clemenshaw, 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 22 in Block 23, TRACT 1010 - FIRST ADDITION TO FERGUSON MOUNTAIN PINES, 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 \$5,500.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 15 day of July, 2020

The Frances Gouveia Living Trust

By: Karin Maez, Trustee
Karin Maez, Trustee

State of California ss
County of San Mateo

On this 15th day of July, 2020, before me, Lydia A. Jenkins a Notary Public in and for said state, personally appeared Karin Maez, Trustee of The Frances Gouveia Living 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.

Lydia A. Jenkins
Notary Public for the State of California
Residing at: 6501 New Way #206 San Mateo
Commission Expires: 1/22/2021

