



THIS SPACE RESERVED FOR

2020-009776

Klamath County, Oregon

08/07/2020 10:19:48 AM

Fee: \$87.00

After recording return to:

Adolfo Ospina and Julie Christine Monson

2427 Olympia Dr.
Santa Rosa CA 95405

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

Adolfo Ospina and Julie Christine Monson

same as above

File No. 388000AM

STATUTORY WARRANTY DEED

Kenneth M. Buscher and Dianne M. Buscher,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Adolfo Ospina and Julie Christine Monson,

all 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 12 in Block 7, MOUNTAIN LAKE HOMESITES, 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 \$265,000.00.

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:

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

BT

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 4th day of August, 2020.

Kenneth M Buscher
Kenneth M. Buscher

By: Dianne M Buscher
Dianne M. Buscher, his attorney in fact

Dianne M Buscher
Dianne M. Buscher

State of CALIFORNIA } ss
County of SACRAMENTO }

On this 4 day of August, 2020, before me, TERESITA CLEVELAND a Notary Public in and for said state, personally appeared Kenneth M. Buscher and Dianne M. Buscher, 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.

[Signature]
Notary Public for the State of CALIFORNIA
Residing at: EXALT, CA
Commission Expires: MAY 18, 2022

