



2020-011121

Klamath County, Oregon

09/02/2020 03:12:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Diana Guadagnolo and Rocky Guadagnolo

17394 E. Front St.

Linden, CA 95236

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

Diana Guadagnolo and Rocky Guadagnolo

17394 E. Front St.

Linden, CA 95236

File No. 400171AM

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### STATUTORY WARRANTY DEED

**Earl L. Carter and Celeste Carter,  
Trustees of the Carter Family Trust dated July 25, 2007,**

Grantor(s), hereby convey and warrant to

**Diana Guadagnolo and Rocky Guadagnolo, 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:

**The North 444.1 feet of that tract of land described as the South 660 feet except the West 1100 feet of  
Government Lot 6, Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath  
County, Oregon.**

The true and actual consideration for this conveyance is \$155,000.00.

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"***

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 31 day of August, 2020.

Carter Family Trust

By: Earl L. Carter  
Earl L. Carter, Trustee

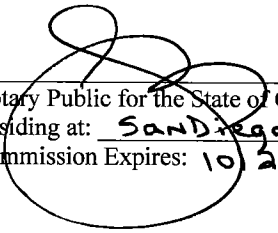
By: Celeste Carter  
Celeste Carter, Trustee

State of California } ss  
County of San Diego }

On this 31 day of August, 2020, before me, Julie Salvato a Notary Public in and for said state, personally appeared Earl L. Carter and Celeste Carter, Trustees of the Carter Family Trust dated July 25, 2007, 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.

See Attached

A circular notary seal for Julie Salvato, Notary Public for the State of California, with the number 10723 inside.  
Notary Public for the State of California  
Residing at: San Diego, California  
Commission Expires: 10/23/2020

## ACKNOWLEDGMENT

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 SAN DIEGO

On 08/31/2020 before me, JULIE SALVATO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Earl L. Carter and Celeste Carter,  
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 [Handwritten Signature] (Seal)