



THIS SPACE RESERVED FOR

2020-013847

Klamath County, Oregon

10/27/2020 12:12:00 PM

Fee: \$87.00

After recording return to:

Flavia Guzman Galeano and Samuel Gomez Lozano

3833 La Marada Way

Klamath Falls, OR 97603

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

Flavia Guzman Galeano and Samuel Gomez Lozano

3833 La Marada Way

Klamath Falls, OR 97603

File No. 410228AM

STATUTORY WARRANTY DEED

Mark A. Knust and Linda J. Knust, as Trustees of the Knust Family Trust dated December 16, 2009,

Grantor(s), hereby convey and warrant to

Flavia Guzman Galeano and Samuel Gomez Lozano, 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 5 in Block 16 of EIGHTH ADDITION TO SUNSET VILLAGE, 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 \$349,000.00.

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:

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 26 day of October, 2020

Knust Family Trust

By:

Mark A. Knust, Trustee

By:

Linda J. Knust, Trustee

State of Oregon} ss.
County of Klamath}

On this 26 day of October, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Mark A. Knust and Linda J. Knust, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Knust Trust, and acknowledged to me that he/she/they executed the same as Trustees.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

