



2021-000137

Klamath County, Oregon

01/05/2021 03:09:02 PM

Fee: \$107.00

THIS SPACE RESERVED FOR

After recording return to:

Dayna Durant-Sellars and Terry Sellars and Durant  
Family Trust

2910 Cougar Butte Lane

Klamath Falls, OR 97601

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

Dayna Durant-Sellars and Terry Sellars and Durant  
Family Trust

2910 Cougar Butte Lane

Klamath Falls, OR 97601

File No. 418620AM

### STATUTORY WARRANTY DEED

**George Blaufuss, Raul Herrera and Duane E. Pascua, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Dayna Durant-Sellars and Terry Sellars, as Tenants by the Entirety and Bruce Durant and Trudie Durant,  
Trustees of the Durant Family Trust, all 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 963, RUNNING Y RESORT, PHASE 4, THIRD ADDITION, 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 \$220,000.00.

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.

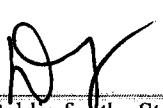
Dated this 22 day of December, 2020.

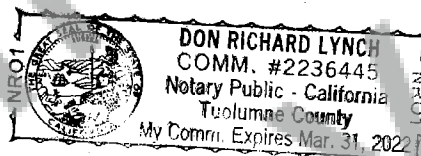
  
George Blaufuss

State of CA } ss  
County of TUOLUMNE }

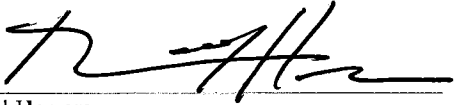
On this 22 day of December, before me, DON RICHARD LYNCH a Notary Public in and for said state, personally appeared George Blaufuss, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Notary Public for the State of CA  
Residing at: SUNORA, CA  
Commission Expires: 3/31/2022



Dated this 22 day of December, 2020

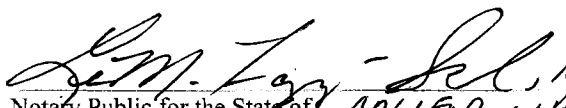


Raul Herrera

State of CALIFORNIA } ss  
County of YOL }

On this 22<sup>nd</sup> day of December, 2020, before me, Lee Marie Fazio-Send a Notary Public in and for said state, personally appeared Raul Herrera, 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.

  
Notary Public for the State of CALIFORNIA  
Residing at: Yolo  
Commission Expires: 03/01/2024

Unofficial Copy

**CALIFORNIA JURAT**

**GOVERNMENT CODE § 8202**

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 Yolo

Subscribed and sworn to (or affirmed) before me on

this 22<sup>nd</sup> day of December 2020, by  
Date Month Year

(1) Raul Herrera

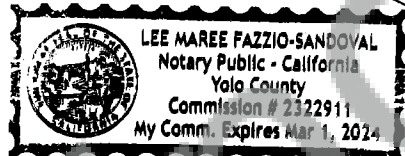
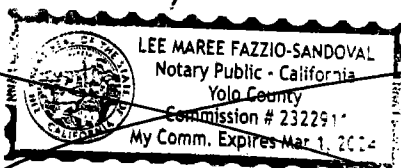
(and (2) N/A),  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to  
be the person(s) who appeared before me.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above



**OPTIONAL**

*Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Dated this 23<sup>rd</sup> day of DECEMBER, 2020.

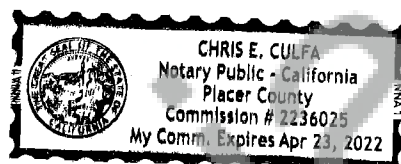
Duane E Pascua  
Duane E. Pascua

State of CALIFORNIA } ss  
County of PLACER }

On this 23<sup>rd</sup> day of DECEMBER 2020, before me, CHRIS E. CULFA a Notary Public in and for said state, personally appeared Duane E. Pascua, 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.

Chris E. Culfa  
Notary Public for the State of CALIFORNIA  
Residing at: ROSEVILLE, CA  
Commission Expires: 04-23-2022



Unofficial Copy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT****CIVIL CODE § 1189**

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 PLACER )

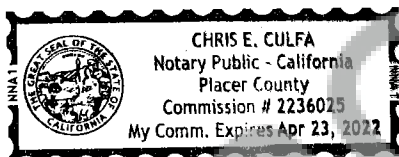
On DECEMBER 23, 2010 before me, CHRIS E. CULFA, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared DWANE E. PASCUA  
Name(s) of Signer(s)

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer -- Title(s): \_\_\_\_\_  
☐ Partner -- ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer -- Title(s): \_\_\_\_\_  
☐ Partner -- ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_