



THIS SPACE RESERVED FOR

**2021-000726**

**Klamath County, Oregon**

01/15/2021 03:03:01 PM

Fee: \$92.00

After recording return to:

Juan Zaizar

56 Geatly Ct

Oroville, CA 95965

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

Juan Zaizar

56 Geatly Ct

Oroville, CA 95965

File No. 430424AM

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### STATUTORY WARRANTY DEED

**Chante Nicole Andrews and Whittney Clare Walker,  
Trustees of the CWMT Living Trust,**

Grantor(s), hereby convey and warrant to

**Juan Zaizar,**

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 NW1/4 of the NW1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian,  
Klamath Count, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3610-02300-00700**

**324884**

The true and actual consideration for this conveyance is \$55,000.00.

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 13 day of JAN., 21.

CWMT Living Trust

By: Chante Nicole Andrews, Trustee  
Chante Nicole Andrews, Trustee

By: \_\_\_\_\_  
Whittney Clare Walker, Trustee

State of Oregon } ss.  
County of Josephine }

On this 13<sup>th</sup> day of January, 2021, before me, Susan Robison a Notary Public in and for said state, personally appeared Chante Nicole Andrews known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Susan Robison  
Notary Public for the State of OREGON  
Residing at: Oregon  
Commission Expires: 1-26-24



State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of January, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Whittney Clare Walker known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 14<sup>th</sup> day of January, 2021.

CWMT Living Trust

By: \_\_\_\_\_  
Chante Nicole Andrews, Trustee

By: Whitney Clare Walker  
Whitney Clare Walker, Trustee

State of \_\_\_\_\_ } ss.  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of January, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared **Chante Nicole Andrews** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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  
Residing at: \_\_\_\_\_  
Commission Expires:

State of OREGON } ss.  
County of JACKSON }

On this 14 day of January, 2021, before me, Micheline A. deWey a Notary Public in and for said state, personally appeared **Whitney Clare Walker** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The CWMT Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Micheline A. deWey  
\_\_\_\_\_  
Notary Public for the State of  
Residing at: Medford  
Commission Expires: 12/04/23

