



2021-001073

Klamath County, Oregon

01/25/2021 09:38:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Melissa A. Rodriguez and Robert A. Harington

200 James Ct. Unit 1

Carson City, NV 89706

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

Melissa A. Rodriguez and Robert A. Harington

200 James Ct. Unit 1

Carson City, NV 89706

File No. 419585AM

STATUTORY WARRANTY DEED

Stephen R. Camden as to an undivided one-half interest and Stephen R. Camden, Trustee of the Stephen R. Camden Living Trust, dated August 28, 1991 and Dana F. Seymour as to an undivided one-half interest As Tenants in Common,

Grantor(s), hereby convey and warrant to

Melissa A. Rodriguez and Robert A. Harington,

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 8, Block 21, TRACT 1010, FIRST ADDITION TO FERGUSON MOUNTAIN PINES, 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 \$5,300.00.

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 20TH day of January, 2021.

Stephen R. Camden Living Trust

By: Stephen R Camden, Trustee
Stephen R. Camden, Trustee

Stephen R Camden
Stephen R. Camden

Dana F. Seymour
Dana F. Seymour

State of California ss
County of Solano

On this 20TH day of January, 2021, before me, TERESITA PARRERA BATTISTE, a Notary Public in and for said state, personally appeared Stephen R. Camden, Individually and Stephen R Camden, Trustee and Dana F. Seymour, 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.

Teresta P. Battiste
Notary Public for the State of CALIFORNIA
Residing at: VALLEJO, Solano County
Commission Expires: AUG 5, 2021

