



2021-003879

Klamath County, Oregon

03/16/2021 11:34:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Patrick Irish and Rose Keppinger

1306 Patterson St.

Klamath Falls, OR 97603

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

Patrick Irish and Rose Keppinger

1306 Patterson St.

Klamath Falls, OR 97603

File No. 435518AM

STATUTORY WARRANTY DEED

**Vincent M. Vieyra and Edith D. Brown-Vieyra, Trustees of the Vieyra Family Revocable Living Trust dated September 27, 2018,
as to Parcel 1**

**Vincent M. Vieyra and Edith D. Brown-Vieyra,
as to Parcel 2,**

Grantor(s), hereby convey and warrant to

Patrick Irish and Rose Keppinger, 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:

Parcel 1:

Lot 17 in Block 2 of Shasta View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 18 in Block 2 of Shasta View Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$420,000.00.

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:

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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 15 day of MARCH, 2021.

Vincent M. Vieyra and Edith D. Brown-Vieyra, Trustees of the Vieyra Family Revocable Living Trust dated September 27, 2018 as to Parcel 1

By: Vincent M. Vieyra
Vincent M. Vieyra, Trustee

By: Edith D. Brown-Vieyra
Edith D. Brown - Vieyra, Trustee

Vincent M. Vieyra and Edith D. Brown-Vieyra,
as to Parcel 2

Vincent M. Vieyra
Vincent M. Vieyra

Edith D. Brown-Vieyra
Edith D. Brown-Vieyra

State of Oregon } ss.
County of Klamath }

On this 15 day of MARCH, 2021, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Vincent M. Vieyra and Edith D. Brown-Vieyra known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the The Vieyra Family Revocable Living Trust dated September 27, 2018, and as Individuals, and acknowledged to me that he/she/they executed the same as Trustee and Individually.

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

Lynda Marie West
Notary Public for the State of Oregon
Residing at Klamath
Commission Expires: 1-28-25

