

Thomas Sevigny and Marilyn Sevigny  
1021 N Market Plz Ste 107-163  
Pueblo West, CO 81007  
**Grantor's Name and Address**

Gabriela Arreguin Ortiz and JJesus Munoz Estrada  
1715 W Yakima St  
Pasco, WA 99301  
**Grantee's Name and Address**

**When Recorded Mail Document**

**And Tax Statement To :**

Gabriela Arreguin Ortiz and JJesus Munoz Estrada  
1715 W Yakima St  
Pasco, WA 99301

**2021-005167**

Klamath County, Oregon

04/06/2021 08:17:00 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## **Statutory Warranty Deed**

**Thomas Sevigny and Marilyn Sevigny (GRANTORS),**  
does hereby convey and warrant to

**Gabriela Arreguin Ortiz and JJesus Munoz Estrada, Joint Tenancy with Right of Survivorship, as (GRANTEES),**

the following described real property situated in the area Klamath (COUNTY), Oregon (STATE) free of encumbrances except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 17 BLOCK 94, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO 4, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**EXCEPTING AND RESERVING:** All gas and mineral rights, if any, currently held by Grantor.

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true and actual consideration for this conveyance is \$11,481. (Here comply with requirements of ORS 93.030)

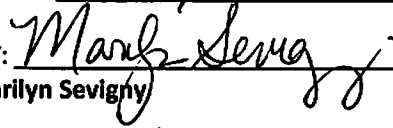
**Signature Page to Follow**

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

BY:   
Thomas Sevigny

DATED: 4/5/2021

BY:   
Marilyn Sevigny

DATED: 4-5-2021

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 COLORADO )  
 ) ss.  
COUNTY OF PUEBLO )

On APRIL, 05 2021, before me, ADILSON SILVEIRA,  
personally appeared Thomas Sevigny and Marilyn Sevigny, 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 Colorado that the foregoing  
paragraph is true and correct.

ADILSON SILVEIRA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20214008318  
MY COMMISSION EXPIRES MARCH 3, 2025

WITNESS my hand and official seal.

Signature: 

NotaryPublic

My Commission Expires: MARCH 3, 2025