

2021-006375

Klamath County, Oregon

After Recording Return To:
**Joel Guadalupe Gonzalez Castro
& Carlos Daniel Gonzalez Castro
P.O. Box 5864
CORNING, CA. 96021.**



00278660202100063750020025

04/22/2021 03:30:51 PM

Fee: \$87.00

Until a change is requested all tax

Documents shall be sent to the following address:

(Same as above)

STATUTORY WARRANTY DEED

Dylan Fremouw and Brooke Couchmen

Herein called grantor, convey(s) and warrant(s) to

**Joel Guadalupe Gonzalez Castro & Carlos Daniel Gonzalez Castro , As tenants in
common each as to an undivided 50% interest**

Herein called grantee all that real property situated in the County of Klamath
described as

**LOT 20 & 21, BLOCK 31, KLAMATH FOREST ESTATES, ^{1st Addition} ACCORDING TO THE
OFFICIAL PLAT THEREOF ON THE FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY OREGON
APN#: R266232 , R266223 MapTaxLot: R-3510-023C0-03700-000 ,
R-3510-023C0-3800-000**

And covenant(s) the grantor is the owner of the above described property free
of all encumbrances except covenants, conditions, restrictions, reservations,
rights, rights of way and easements of record, if any, and apparent upon the
land, contracts and/or liens for irrigation or drainage; and except any real
property taxes due but not yet payable: and will warrant and defend the same
against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$19,000.00

**BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS
RIGHTS, IF ANY UNDER ORS 195.300, 195.301, 195.305 TO 195.336 AND
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2
TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7
,CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW**

Returned at Counter

USE OF THE PROPERTY DESCRIBED IN THE 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 TO 195.336 AND SECTION 5 TO 11 CHAPTER 424 OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855 OREGON LAWS 2009, AND SECTIONS 2 TO 7 CHAPTER 8, OREGON LAWS 2010.

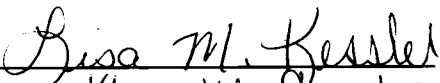
Dated : 04/22/2021

By: 
Dylan Fremouw

By: 
Brooke Couchmen

State Of Oregon, County of Klamath

On April 22, 2021 personally appeared the above names Dylan Fremouw and Brooke Couchmen acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for: Klamath County
My commission expires: December 19, 2022

