



**2021-006560**

**Klamath County, Oregon**

**04/27/2021 10:39:00 AM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Madison Egan and Phillip J. Kearns

1170 Eagle Court

Klamath Falls, OR 97601

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

Madison Egan and Phillip J. Kearns

1170 Eagle Court

Klamath Falls, OR 97601

File No. 450341AM

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### STATUTORY WARRANTY DEED

**Larry Viveiros and Kathryn L. Viveiros, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Madison Egan and Phillip J. Kearns, Not as Tenants in Common, But 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:

**Lot 13 in Block 6 of FIRST ADDITION TO LYNNEWOOD - TRACT NO. 1140, 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 \$235,000.00.

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 22 day of April, 2021.

Larry Viveiros  
Larry Viveiros  
Kathryn L. Viveiros  
Kathryn L. Viveiros

State of California } ss  
County of Merced }

On this 22 day of April, 2021, before me, Carmen D. Anaya a Notary Public in and for said state, personally appeared Larry Viveiros and Kathryn L. Viveiros, 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.

Carmen D. Anaya  
Notary Public for the State of California  
Residing at: 432 Northampton Way  
Commission Expires: Newman Ca 95360  
08/25/2021

