



2021-007653

Klamath County, Oregon

05/13/2021 01:34:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Maria Del Carmen V. Perez

1783 E Jade Falls St.

Kuna, ID 83634

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

Maria Del Carmen V. Perez

1783 E Jade Falls St.

Kuna, ID 83634

File No. 457276AM

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### STATUTORY WARRANTY DEED

**Judy J. Roberts and Frank A. Hoffman, not as Tenants in Common but with Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

**Maria Del Carmen V. Perez,**

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 531 of RUNNING Y RESORT, PHASE 5, 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 \$15,000.00.

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 12 day of May, 2021.

Judy J. Roberts  
Judy J. Roberts

Frank A. Hoffman  
Frank A. Hoffman

State of FLORIDA ss  
County of PINELLAS

On this 12th day of MAY, 2021, before me, BEVERLY A. JAIME a Notary Public in and for said state, personally appeared Judy J. Roberts and Frank A. Hoffman, 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. BY MEANS OF PHYSICAL PRESENCE.

Beverly A. Jaime  
Notary Public for the State of FLORIDA  
Residing at: 6485 7TH AVENUE, PINELLAS PARK, FL 33781  
Commission Expires: OCT 5, 2024

