

THIS SPACE RESERVED FOR

2021-015046

Klamath County, Oregon 10/05/2021 02:01:01 PM

Fee: \$117.00

After recording return to:	
Karen Varley and Stephan	ie Pena
1364 S Yales	
Mesa, AZ 85204	
Until a change is requested sent to the following address	
Karen Varley and Stephan	ie Pena
1364 S Yales	
Mesa, AZ 85204	
File No. 484990AM	

## STATUTORY WARRANTY DEED

Clarissa Raeburn, Deanna Stoddart, Helen Ayers, David Rothermel, Wendell De Winter all with an Undivided 20% Interest, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Karen Varley and Stephanie Pena, with right 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:

Lots 8 and 9 in Block 4 of RIVERVIEW, 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 \$77,500.00.

The above-describer 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:

2021-2022 Real Property Taxes, a lien not yet due and payable

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

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.

7, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
Dated this 28h day of September, 2021.
Clarissa Raeburn
Deanna Stoddart
Helen Ayres
David Rothermel
Wendell DeWinter
State of Orefor } ss County of Labo }
On this day of 1, 2021, before me, 1 May Oe a Notary Public in and for said state, personally appeared Clarissa Raeburn, 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.
Notary Public for the State of Organian State of

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 2/1/1 day of ) epi	1 2021	, .•		
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Olivina P. I.				
Clarissa Raeburn				
Rianna Heldent				•
Deanna Stoddart				
Helen Ayres				
		fra e		
David Rothermel	<del></del>	· ·		
Wendell DeWinter	· .			
W Chiddle De Willies				
State of} ss				
County of}				
On this, 2021, bef	ore me,	The second second second	a Notary Public	in and for said state,
personally appeared Clarissa Raeburn, know	yn or identified to me	to be the person(s)	whose name(s) is/are sul	bscribed to the
within Instrument and acknowledged to me IN WITNESS WHEREOF, I have hercunto above written	Inal he/she/they evec	nted came		
above written.	set my name and ann	ked my official seal f	he day and year in this	certificate first
			•	
Notary Public for the State of	<del></del>			
Residing at:				
Commission Expirés:				

Escrow No. 484990AM			
State of} ss			T.
County of}			
On this day of	_, 2021, before me,		a Notary Public in and for said state,
within histianient and acknowle	engen in me that he/che/the	W AVANTINA COMA	hose name(s) is/are subscribed to the
IN WITNESS WHEREOF, I had above written.	we hereunto set my hand a	nd affixed my official seal th	edday and year in this certificate first
above written.		See	
•			<b>!</b>
Notary Public for the State of			<b>+</b>
Residing at:	<del></del>		
Commission Expires:			
State of} ss			
County of}			•
On this day of	, 2021, before me.	,	a Notary Public in and Council .
personally appeared Helen Ayre	s, known or identified to r	ne to be the person(s) whose	a Notary Public in and for said state, name(s) is/are subscribed to the within
mod annoth and acknowledged (	i ine mai ne/sne/inev execu	rea sapre	e day and year in this certificate first
above written.		- annou my ornolar scar th	s day and year in this certificate first
•	and street on the street of th		
Notore Bublic Contle Con			
Notary Public for the State of Residing at:	<del></del>		
Commission Expires:			
State of} ss			
County of}			
On this day of	, 2021, before me,		a Notary Public in and for said state,
			ose name(s) is/are subscribed to the
IN WITNESS WHEREOF, I hav above written.	e hereunto set my hand an	d affixed my official seal the	e day and year in this certificate first
above written.			,
1	and the same of		•
Notary Public for the State of			
Residing at:			
Commission Expires:			

Page 3 Statutory Warranty Deed

## **ACKNOWLEDGMENT**

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 California County ofORANGE
On 977/2 before me, BRET P HOFFER, NOTARY PUBLIC
personally appeared
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 California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.  BRET P. HOFFER Notary Public - California Orange County Commission # 2293545 My Comm. Expires Jun 16, 2023
 Signature (Seal)

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.

IN A TO THE STATE OF THE STATE	
Dated this	
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Clarissa Raeburn	1
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Deanna Stoddart	
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Lelen Clipas	
Helen Ayres	
David I Pathernal	
David Rothermel	
b.	
Well ne	
Wendell DeWinter	
State of} ss	
County of   }	_
On this, 2021, before me,	a Notary Public in and for said state,
personally appeared Clarissa Raeburn, 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 above written	
above written.	the day and year in this certificate first
Notary Public for the State of	
Residing at:	
Commission Expires:	

Page 3 Statutory Warranty Deed Escrow No. 484990AM
State of } ss County of }
On this day of, 2021, before me, a Notary Public in and for said state personally appeared Deanna Stoddart, 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.
Notary Public for the State of Residing at: Commission Expires:
State of Hand
State of County of DAV(A)}  On this 2 NA - SA -
On this day of d
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.
Notary Public for the State of Plonda  Residing at: Duva (0)  Commission Expires: 10/23/202 PAMELA W. MITCHELL  Notary Public - State of Florida  Residing at: Duva (0)  Commission Expires: 10/23/202 Commission # GG 140357  Bonded Through National Notary Assn.
State of SS County of Duvb S
On this 2nd day of ct, 2021, before me, amula without a Notary Public in and for said state, personally appeared David Rothermel, 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.
Notary Public for the State of Flore du  Residing at: PAMELA W. MITCHELL  Notary Public - State of Florida  My Comm. Expires Oct. 23, 2021  Commission # GG 140357  Bonded Through National Notary Assn.

State of County of Diameter State of County of Diameter State of County of Diameter State, personally appeared Wendell DeWinter, 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.

Notary Public for the State of Florida

Residing at: Duva Commission Expires: 10/23/2021

PAMELA W. MITCHELL
Notary Public - State of Florida
My Comm. Expires Oct. 23, 2021
Commission # GG 140357
Bonded Through National Notary Assn.