



THIS SPACE RESERVED FOR

2021-015057  
Klamath County, Oregon  
10/05/2021 02:35:01 PM  
Fee: \$87.00

After recording return to:

Jacob Garsez and Jennifer M. Garsez

1081 Buck Island DR  
Klamath Falls OR 97601

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

Jacob Garsez and Jennifer M. Garsez

same as above

File No. 490715AM

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### STATUTORY WARRANTY DEED

**Tasia Hulst,**

Grantor(s), hereby convey and warrant to

**Jacob Garsez and Jennifer M. Garsez, as Tenants by the Entirety,**

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 2, Block 4 of "Tract No. 1091 Lynnewood", according to the official plat thereof on file in the office of  
the County Clerk, Klamath County, Oregon.**

**TOGETHER WITH THE FOLLOWING:**

**A tract of land being a portion of Lot 3 in Block 4 of "Tract No. 1091 Lynnewood" situated in the SE1/4  
SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County,  
Oregon, being more particularly described as follows:**

**Beginning at the Northeast corner of said Lot 3; thence along the East line of said Lot 3, South 06°57'27"  
West 18.15 feet; thence leaving the said East line, North 64°43'10" West 83.92 feet to a point on the North  
line of said Lot 3; thence along said North line, South 77°08'29" East 80.09 feet to the point of beginning,  
containing 723 square feet, more or less and with bearings based on said plat of Tract No. 1091 Lynnewood.**

The true and actual consideration for this conveyance is \$370,000.00.

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:

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

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 23 day of September, 2021.

Tasia Hulst

Tasia Hulst

State of Oregon } ss  
Washington }  
County of Umatilla }

On this 23 day of September, 2021, before me, Elvina May Sanches a Notary Public in and for said state, personally appeared Tasia Hulst, 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.

[Signature]  
Notary Public for the State of Washington Oregon (S)  
Residing at: 121 Grant St Umatilla Falls OR 97601  
Commission Expires: 8/8/22

