



THIS SPACE RESERVED FOR

**2021-016479**  
Klamath County, Oregon  
11/01/2021 02:31:01 PM  
Fee: \$87.00

After recording return to:

Matthew K. Guerra and Veronica Guerra, Trustees of  
the Guerra 2020 Family Trust dated October 30, 2020  
1171 Cabrillo Dr  
Hollister, CA 95023

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

Matthew K. Guerra and Veronica Guerra, Trustees of  
the Guerra 2020 Family Trust dated October 30, 2020  
1171 Cabrillo Dr  
Hollister, CA 95023  
File No. 499813AM

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### STATUTORY WARRANTY DEED

**R46PY LLC, a Colorado Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Matthew K. Guerra and Veronica Guerra, Trustees of the Guerra 2020 Family Trust dated October 30, 2020,**

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 1022, RUNNING Y RESORT, PHASE 12, TRACT 1423, 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 \$16,000.00.

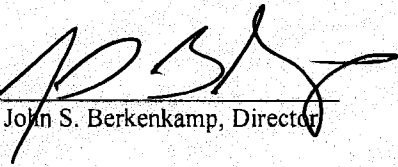
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

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 28 day of October, 2021.

R46PY, LLC, a Colorado Limited Liability Company

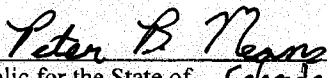
By Gilded Brush, Inc., a Colorado Corporation

By:   
John S. Berkenkamp, Director

State of Colorado } ss  
County of Jefferson }

On this 28<sup>th</sup> day of October, 2021, before me, Peter B Means a Notary Public in and for said state, personally appeared John S. Berkenkamp known or identified to me to be the Director of Gilded Brush Inc., Member of R46PY, LLC known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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 Colorado  
Residing at: Firstbank 553  
Commission Expires:

