



THIS SPACE RESERVED FOR

2021-016984
Klamath County, Oregon
11/10/2021 02:03:01 PM
Fee: \$87.00

After recording return to:

Manuel Alvarado and Paulina Diane Alvarado

5215 Peggy Ave.

Klamath Falls, OR 97601

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

Manuel Alvarado and Paulina Diane Alvarado

5215 Peggy Ave.

Klamath Falls, OR 97601

File No. 498673AM

STATUTORY WARRANTY DEED

Charlene Y. Shaw ,

Grantor(s), hereby convey and warrant to

Manuel Alvarado and Paulina Diane Alvarado, 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:

**THE WEST ONE-HALF OF LOTS 11 AND 12 AND ALL OF LOT 13 TOGETHER WITH THE
EASTERLY 10 FEET OF VACATED FAIRHAVEN STREET ADJACENT TO LOT 13, IN BLOCK 32,
WEST KLAMATH, 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 \$207,000.00.

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 9th day of Nov, 2021.

Charlene Y. Shaw
Charlene Y. Shaw

State of Oregon } ss
County of Klamath }

On this 9th day of November, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Charlene Y. Shaw, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/25

