



THIS SPACE RESERVED FOR

2021-017992
Klamath County, Oregon
12/03/2021 01:15:01 PM
Fee: \$87.00

After recording return to:

Kristen E. Gerweck and Joshua Leigh Diaz
1318 S.Longwood Ave
Los Angeles, CA 90019

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

Kristen E. Gerweck and Joshua Leigh Diaz
1318 S.Longwood Ave
Los Angeles, CA 90019

File No. 508943AM

STATUTORY WARRANTY DEED

Larry G. Losey and Dale A. Losey, Trustees, or the Successor Trustee of the Larry and Dale Losey Trust UTA dated May 15, 2017,

Grantor(s), hereby convey and warrant to

Kristen E. Gerweck and Joshua Leigh Diaz, 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 10 of TROUBADOR TRAIL – TRACT 1360, a resubdivision of Lots 1, 2 and 36 of Tract 1316 – PARADISE HILL, 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 \$28,000.00.

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:

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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 2nd day of December, 2021.

The Larry and Dale Losey Trust

By: Larry G. Losey Trustee
Larry G. Losey, Trustee

By: Dale A. Losey Trustee
Dale A. Losey, Trustee

State of Oregon } ss.
County of Clatsop }

On this 2nd day of November, 2021, before me, Stacy Elizabeth Freeland, a Notary Public in and for said state, personally appeared Larry G. Losey and Dale A. Losey known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Larry G. Losey and Dale A. Losey, Trustees, or the Successor Trustee of the Larry and Dale Losey Trust UTA dated May 15, 2017, and acknowledged to me that he/she/they executed the same as Trustee.

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 Oregon
Residing at: Clatsop Co
Commission Expires: 8-19-2025

