

Oakes Law Office
Returned at Counter

After Recording, Return To:

Maria Betancourt
Casadie Casey
4533 Shasta Way
Klamath Falls, OR 97603

Mail Tax Statements To:

Maria Betancourt
Casadie Casey
4533 Shasta Way
Klamath Falls, OR 97603

2021-018736
Klamath County, Oregon

Barcode: 00292660202100187360010018
12/17/2021 03:27:25 PM
Fee: \$82.00

STATUTORY WARRANTY DEED

MARIA G. BETANCOURT, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO MARIA G. BETANCOURT and CASADIE CASEY, the GRANTEES, not as tenants in common, but as joint tenants with right of survivorship, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Lot 2, NEW DEAL TRACTS, according to the official plat thereof on file in the office of the Clerk of Kamath County, Oregon.

Commonly known as 4533 Shasta Way, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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 13 day of December, 2021.

Maria G. Betancourt
MARIA G. BETANCOURT

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this December 13, 2021, by MARIA G. BETANCOURT.

Liberty Husser
NOTARY PUBLIC
My Commission Expires: June 30, 2025

