



After recording return to:
Anita Espino
41650 Clover Creek Road
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Anita Espino
41650 Clover Creek Road
Klamath Falls, OR 97601

File No.: 7161-3849549 (lb)
Date: October 27, 2021

THIS SPACE RESERVED FOR RECORD

2021-019049

Klamath County, Oregon

12/23/2021 02:26:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Alma Mathis, Surviving Trustee of the Mathis Family Trust dated March 16, 1989, Grantor, conveys and warrants to **Anita Espino**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 5, Block 4 of Tract No. 1051, LAKEWOODS UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$440,000.00**. (Here comply with requirements of ORS 93.030)

APN: 71601

Statutory Warranty Deed
- continued

File No.: 7161-3849549 (1b)

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 22 day of December, 2021.

Alma Mathis, Surviving Trustee of the Mathis
Family Trust dated March 16, 1989

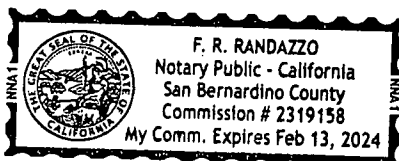
Alma Mathis

Alma Mathis, Trustee

STATE OF California

County of San Bernardino) ss.

This instrument was acknowledged before me on this 22nd day of December, 2021
by Alma Mathis as Trustee of the Mathis Family Trust dated March 16, 1989, on behalf of the Trust.



[Signature]
Notary Public for Oregon California
My commission expires:

02-13-2024