Klamath County, Oregon

01/10/2022 10:29:01 AM

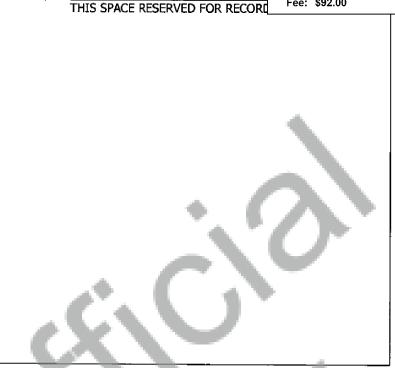
Fee: \$92.00



After recording return to: Mark Dennis Gamboa and Gi Dana Warren-Gamboa 6529 Young Oak Court Orangevale, CA 95662

Until a change is requested all tax statements shall be sent to the following address: Mark Dennis Gamboa and Gi Dana Warren-Gamboa 6529 Young Oak Court Orangevale, CA 95662

File No.: 7161-3870583 (SL Date: December 08, 2021



## STATUTORY WARRANTY DEED

Roland I. Mata and Alicia V. Mata, as tenants by the entirety, Grantor, conveys and warrants to Mark Dennis Gamboa and Gi Dana Warren-Gamboa, as tenants by the entirety, 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 4 OF TROUBADOR TRAIL - TRACT 1360, A RESUBDIVISION OF LOTS 1, 2 AND 36 OF TRACT 1316 - PARADISE HILLS, 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 \$25,000.00. (Here comply with requirements of ORS 93.030)

File No.: 7161-3870583 (SL)

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	120 22. Licia V. Made
Roland Y. Mata	Alicia V. Mata
STATE OF )	
County of)  This instrument was acknowledged before me on this by Roland I. Mata and Alicia V. Mata.	day of, 20
Notary Pub My commis	lic forsion expires:
	See attached for

Correct California
Notary wording

## CALIFORNIA ALL. PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Los Angeles	_ }
On January 7, 2022 before me,	Larcania L. Young Freeman, Notary Public
he/she/they executed the same in his/h	factory evidence to be the person(s) whose instrument and acknowledged to me that er/their authorized capacity(ies), and that by the person(s), or the entity upon hebalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and cor	under the laws of the State of California that rect.
WITNESS my hand and official seal.  Recommon Signature  (No.	LARCENIA L. YOUNG FREEMAN S COMM. # 2329607 OF NOTARY PUBLIC - CALIFORNIA OF LOS ANGELES COUNTY OF COMM. EXPIRES JULY 10, 2024
ADDITIONAL OPTIONAL INFORMATION OF THE ATTACHED DOCUMENT  Statuter Warrent Dead  (Title or description of estached document continued)  Number of Pages 2 Document Date W/A	INSTRUCTIONS FOR COMPLETING THIS FORM  This form compiles with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being seet to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the anknowledgment is completed.  The natury public must print his or her name as it appears within his or her commission followed by a comma and then your sitle (notary public).
CAPACITY CLAIMED BY THE SIGNER  Individual (s) Corporate Officer  (Title) Partner(s)	<ul> <li>c frint the name(s) of decument signer(s) who personally appear at the time of notarization.</li> <li>d Indicate the correct singular or pland forms by prossing off incorrect forms (i.e. he/she/the/the is fare) or circling the correct forms. Follow to correctly indicate this information may lead to rejection of document recording.</li> <li>The notary scal impression must be clear and photographically reproducible. Impression must not cover text or times. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.</li> <li>Signature of the notary public must match the signature on file with the office of the county clock.</li> </ul>
☐ Attornsy-in-Fact ☐ Trustee(s) ☐ Other	Additional information is not required but could help to ensure this acknowledgment is not missised or attached to a different fortuneat.  Indicate title or type of attached document, number of pages and date.  indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).  Securely attach this document to the signed document with a staple.