

2022-001426

Klamath County, Oregon

02/03/2022 12:19:01 PM

Fee: \$92.00



After recording return to:  
Dominik Calvillo  
4350 Labish Garden Road NE  
Salem, OR 97305

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Dominik Calvillo  
4350 Labish Garden Road NE  
Salem, OR 97305

File No.: 7161-3870689 (SA)  
Date: December 09, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**William V. Andrade and Sharie E. Andrade, Shawn M. Andrade, Joshua W. Andrade and Margurite A. Luna, not as tenants in common, but with rights of survivorship, Grantor, conveys and warrants to Dominik Calvillo, 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 1, Block 3, TRACT 1155 - TWIN RIVER VIEW, according to the official plat thereof on file in the office of the County Clerk, 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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

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 10th day of January, 2022

Sharie E. Andrade

Sharie E. Andrade

Shawn M. Andrade

Shawn M. Andrade

Margarite A. Luna

Margarite A. Luna

William V. Andrade

William V. Andrade

Joshua W. Andrade

Joshua W. Andrade

STATE OF Arizona )

)ss.

County of Maricopa )

This instrument was acknowledged before me on this 10th day of January, 2022  
by **Sharie E. Andrade and William V. Andrade**. By means of communication technology.



P STASINOS  
Notary Public - Arizona  
Maricopa County  
Commission # 569543  
My Comm. Expires Sept 9, 2023

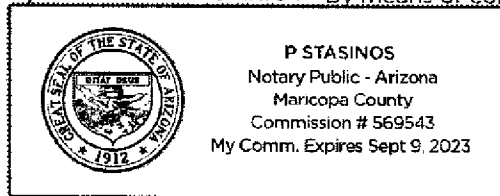
[Signature]

P. Stasinos  
Notary Public for Arizona  
My commission expires: 09/09/2023

Notarized online using audio-video communication

STATE OF Arizona )  
County of Maricopa ) ss.  
)

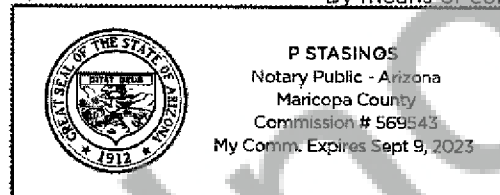
This instrument was acknowledged before me on this 10th day of January, 2022  
by **Shawn M. Andrade**. By means of communication technology.



Notary Public for Arizona  
My commission expires: 09/09/2023

STATE OF Arizona )  
County of Maricopa ) ss.  
)

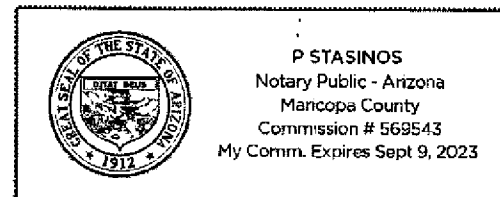
This instrument was acknowledged before me on this 10th day of January, 2022  
by **Joshua W. Andrade**. By means of communication technology.



P. Stasinos  
Notary Public for Arizona  
My commission expires: 09/09/2023

STATE OF Arizona )  
County of Maricopa ) ss.  
)

This instrument was acknowledged before me on this 10th day of January, 2022  
by **Margarite A. Luna**. By means of communication technology.



P. Stasinos  
Notary Public for Arizona  
My commission expires: 09/09/2023

Notarized online using audio-video communication