



THIS SPACE RESERVED FOR

2022-001723
Klamath County, Oregon
02/10/2022 08:47:01 AM
Fee: \$87.00

After recording return to:

Gary E. Censale and Kathleen P. Censale

2040 Del Moro

Klamath Falls, OR 97601

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

Gary E. Censale and Kathleen P. Censale

2040 Del Moro

Klamath Falls, OR 97601

File No. 520030AM

STATUTORY WARRANTY DEED

Amelia Casey Enterprises, LLC, a dissolved Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Gary E. Censale and Kathleen P. Censale, not as Tenants in Common, but with Rights of Survivorship,

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:

Lots 1, 2 and 3 in Block 38, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SAVING AND EXCEPTING THEREFROM a 20 foot strip off the extreme Southwesterly side of lots which was deeded to the County to widen the alley through Block 38.

The true and actual consideration for this conveyance is \$20,900.00.

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:

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 25 day of January, 2022

Amelia Casey Enterprises, LLC, a dissolved Oregon Limited Liability Company

By: [Signature]

Mary C. Burke, Sole Member

State of WI ss

County of MILW

On this 25 day of January, 2022, before me, T J CASEY, a Notary Public in and for said state, personally appeared Mary C. Burke known or identified to me to be the Managing Member in the Limited Liability Company known as Amelia Casey Enterprises, LLC, a dissolved Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written

[Signature]
Notary Public for the State of WI

Residing at: 4029 N. NEWALL

Commission Expires: 10/23/25

