

2022-002372

Klamath County, Oregon



00296020202200023720030039

02/24/2022 01:52:09 PM

Fee: \$92.00

After recording, return to:
Matthew Gregory Goularte
3967 Greensprings Dr
Klamath Falls, OR 97601

Until a change is requested,
all tax statements should be sent to:
Matthew Gregory Goularte
3967 Greensprings Dr
Klamath Falls, OR 97601

WARRANTY DEED

Under ORS 93.850

The grantor,
Pamela J. Gruszka, Trustee of the Pamela J. Gruszka Revocable Living Trust
Under Agreement dated April 27, 2015,

for the true and actual consideration of none

CONVEYS AND WARRANTS to the grantee,
Matthew Gregory Goularte,

the following described real property, free of encumbrances, except as specifically
set forth herein:

LOT 6, BLOCK 4, OF STEWART ADDITION, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY
CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: R-3909-007CA-05200

And commonly known as: 3967 Greensprings Dr Klamath Falls, OR 97601

Loren Kelton
Returned at Counter

Source of Title:

Being the same property conveyed by Quit Claim Deed from Pamela J. Gruszka to Pamela J. Gruszka, Trustee of the Pamela J. Gruszka Revocable Living Trust Under Agreement dated April 27,2015, recorded April 27,2015 in records of the Klamath COunty Clerk, Oregon.

This conveyance is made subject to:

N/A

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 14 day of February, 2022, in the presence of:

Pamela J. Gruszka
Signature

Pamela J. Gruszka

Print Name

Trustee

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon

COUNTY OF Klamath

On this 14 day of February, 2022, before me, Notary Public in and for said state, personally appeared Pamela Jean Gruszka

identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Signature: Kathleen Antoinette Maynard

Print Name: Kathleen Antoinette Maynard

Title: Notary Public

My Commission Expires: June 7, 2022

