



THIS SPACE RESERVED FOR

2022-004243
Klamath County, Oregon
04/01/2022 01:48:01 PM
Fee: \$87.00

After recording return to:

Juan Carlos Nares Jr. and Yasmeen Nieves

930 Quail Point Court

Klamath Falls, OR 97601

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

Juan Carlos Nares Jr. and Yasmeen Nieves

930 Quail Point Court

Klamath Falls, OR 97601

File No. 525835AM

STATUTORY WARRANTY DEED

Sherrilee Walker, Trustee of The Sherrilee Walker Trust dated March 21, 2014,

Grantor(s), hereby convey and warrant to

Juan Carlos Nares Jr. and Yasmeen Nieves, as Tenants by the Entirety,

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:

**Lot 7, Tract 1432, Quail Point Estates, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon, being a replat of Parcel 2 of land Partition 27-93 and Lots 18-26, Block
10 of Buena Vista Addition, situated in the SW1/4 of Section 19, and the NW1/4 of Section 30, Township 38
South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$410,000.00.

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 31 day of March, 2022

Sherrilee Walker Trust

By: Arthur B. Kuhlman

Arthur B. Kuhlman, Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of March, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Arthur B. Kuhlman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Sherrilee Walker Trust dated March 21, 2014, and acknowledged to me that he/she/they executed the same as Trustee.

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

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath County, Oregon

Commission Expires: 10/1/2023

