



2022-005529  
Klamath County, Oregon  
05/02/2022 11:46:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Pasos Management LLC

29441 Easy St.

Klamath Falls, OR 97601

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

Pasos Management LLC

29441 Easy St.

Klamath Falls, OR 97601

File No. 535701AM

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### STATUTORY WARRANTY DEED

**Donald S. Brusco and Teresa A. Brusco, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Pasos Management LLC, a California Limited Liability Company,**

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 119, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon. TOGETHER WITH that portion of vacated Forest  
Park Lane adjoining which inured thereto by Ordinance 99-56, recorded December 28, 1998.**

The true and actual consideration for this conveyance is \$11,000.00.

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 28 day of April, 2022.

Donald S. Brusco  
Donald S. Brusco

Teresa A. Brusco  
Teresa A. Brusco

State of Virginia } ss  
County of Franklin }

On this 28 day of April, 2022, before me, Philip E Frye, a Notary Public in and for said state, personally appeared Donald S. Brusco and Teresa A. Brusco, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Philip E Frye  
Notary Public for the State of Virginia  
Residing at: Roanoke VA  
Commission Expires: 11-30-24

