



2022-006017
 Klamath County, Oregon
 05/11/2022 09:49:01 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
Robert Scott McCulley and Sarah McCulley, Trustees
219 N Alta Vista Ave.
Monrovia, CA 91016

Until a change is requested all tax statements shall be sent to the following address:
Robert Scott McCulley and Sarah McCulley, Trustees
219 N Alta Vista Ave.
Monrovia, CA 91016
 File No. 538753AM

STATUTORY WARRANTY DEED

Guadalupe Guzman and Silvia Guzman, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert Scott McCulley and Sarah McCulley, Trustees of the Robert Scott and Sarah McCulley Family Trust, dated December 19, 2012,

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:

The Southerly 46 2/3 feet of Lots 9 and 10, Block 6, Industrial Addition to the City of Klamath Falls, Oregon, in the County of Klamath State of Oregon, more particulary described as follows:

Beginning at the Southeasterly corner of the original Lot 10 of said Block 6, including part of Lot 9; thence Northerly along the borderline between the present Lot 55 and Owens Street 46 2/3 feet; thence Westerly at right angles of Owens Street 70.5 feet; thence Southerly and parallel with Owens Street 46 2/3 feet; thence Easterly at right angles with Owens Street and along the line between Lot 55 and Applegate Avenue 70.5 feet to the point of beginning. Said Lot is located in the Southeast corner of Block 6 of Industrial Addition to the City of Klamath Falls.

The true and actual consideration for this conveyance is \$80,000.00.

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 28th day of April, 2022.

Guadalupe Guzman
Guadalupe Guzman

Silvia Guzman
Silvia Guzman

State of OR } ss
County of Klamath }

On this 28th day of April, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Guadalupe Guzman and Silvia Guzman, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7.29.25

