



THIS SPACE RESERVED FOR

2022-007913
Klamath County, Oregon
06/28/2022 08:49:01 AM
Fee: \$87.00

After recording return to:

Araminda Lopez
P.O Box 1371
West Sacramento, CA 95605

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

Araminda Lopez
P.O Box 1371
West Sacramento, CA 95605
File No. 547933AM

STATUTORY WARRANTY DEED

William S. Norman and Deborah L. Norman, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Araminda Lopez,

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 8 in Block 76 of BUENA VISTA 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., TOGETHER WITH that portion of Lot 5, Block 76 , BUENA VISTA ADDITION, more particularly described as follows: Beginning at the corner common to Lots 5, 7, and 8 of Block 76, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon and running thence North 37° 23 1/2' East along the Northwesterly line of said Lot 5 a distance of 47.24 feet to the Southwesterly line of Last Street; thence along the Southwesterly line of Last Street; South 47° 24' East 5.98 feet; thence South 39° 03' West 41.72 feet; thence North 52° 36 1/2' West 4.70 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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 22nd day of June, 2022.

William S. Norman
William S. Norman

Deborah L. Norman
Deborah L. Norman

State of Oregon } ss
County of Klamath }

On this 22nd day of June, 2022, before me, Deborah Anne Sinnock - a Notary Public in and for said state, personally appeared William S. Norman and Deborah L. Norman, 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 Oregon
Residing at: Klamath County
Commission Expires: 7-29-25

