



2022-009200
Klamath County, Oregon
07/27/2022 01:21:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Rachel Anne Moreno and Michael David Rooney and
Margaret Adam

420 Mt. Pitt Street

Klamath Falls, OR 97601

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

Rachel Anne Moreno and Michael David Rooney and
Margaret Adam

420 Mt. Pitt Street

Klamath Falls, OR 97601

File No. 549335AM

STATUTORY WARRANTY DEED

Bernadette M. Kero,

Grantor(s), hereby convey and warrant to

Rachel Anne Moreno and Michael David Rooney and Margaret Adam, with right of survivorship,

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 3, Block 24, 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 vacated alley adjoining that would attach thereto by Ordinance #4814
recorded May 23, 1956 in Book 283 at Page 315, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$215,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 8 day of July, 2022.

Bernadette M. Kero
Bernadette M. Kero

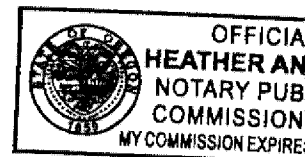
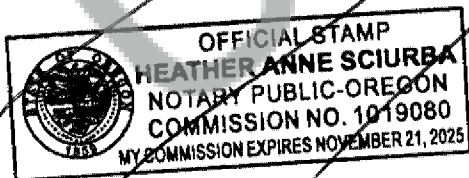
~~State of Oregon} ss~~
~~County of Klamath}~~

On this 8 day of July, 2022, before me, Heather Scurba, a Notary Public in and for said state, personally appeared Bernadette M. Kero known or identified to me to be the Managing Member in the Limited Liability Company known as who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Heather Scurba
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: Nov 21 2025

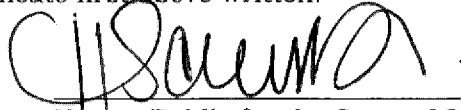
See attached



State of Oregon } ss
County of Klamath }

On this 8 day of July, 2022, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Bernadette M. Kero 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: November 21, 2025

