



2022-011133  
Klamath County, Oregon  
09/15/2022 08:43:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Peter Zamorez and Mindy Zamorez

720 Indigo St.

Beaumont, CA 92223

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

Peter Zamorez and Mindy Zamorez

720 Indigo St.

Beaumont, CA 92223

File No. 560885AM

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### STATUTORY WARRANTY DEED

**Brian Hansen and Carol Hansen, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Peter Zamorez and Mindy Zamorez, 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:

**Parcel 1 of Land Partition 13-09, being a replat of Lot 22, Block 1 of Tract 1083-Cedar Trails, situated in the Southeast 1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed August 22, 2011 in 2011-009611 records of Klamath County.**

The true and actual consideration for this conveyance is \$32,000.00.

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 14 day of September, 2022

Brian Hansen  
Brian Hansen

Carol Hansen  
Carol Hansen

State of Oregon } ss  
County of Klamath }

On this 14 day of September, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Brian Hansen and Carol Hansen, 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.

Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

