



THIS SPACE RESERVED FOR

2022-012060
Klamath County, Oregon
10/07/2022 12:01:03 PM
Fee: \$92.00

After recording return to:

Klamath County
305 Main St. #119
Klamath Falls, OR 97601

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

Klamath County
305 Main St. #119
Klamath Falls, OR 97601
File No. 559494AM

STATUTORY WARRANTY DEED

Sandra Pacheco, Successor Trustee of the Pacheco Trust, under instrument dated June 2016,

Grantor(s), hereby convey and warrant to

Klamath County, a Political Subdivision of the State of Oregon,

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 118 feet of the East 81.5 feet of the East one-half of Tract 64, FAIR ACRES SUBDIVISION NUMBER 1, according to the plat thereof on file with the Clerk's Office of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$260,000.00.

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:

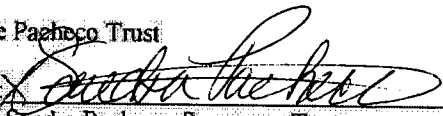
2022-2023 Real Property Taxes, a lien not yet due and payable

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BEFORE SIGNING OR ACCEPTING THE 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 16th day of October 2022

The Pacheco Trust

By: 
Sandra Pacheco, Successor Trustee

State of _____ } ss.
County of _____ }

On this _____ day of _____, 2022, before me, _____ a Notary Public in and for said state, personally appeared Sandra Pacheco, Successor Trustee of the Pacheco Trust, 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 _____
Residing at: _____
Commission Expires: _____

see attached
California
acknowledgment
gin

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Placer

On oct06, 2022, before me, Beth J. Mau, Notary Public,
personally appeared Sandra Pacheco
who proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged
to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument, the
person(s), or the entity upon behalf of which the person(s) acted, executed
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of
California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beth J. Mau
Beth J. Mau



My Commission Expires: June 23, 2024
Commission Number: 2329082

Name of Document: Statutory Warranty Deed
Date of Document: oct06,22 Number of Pages: two
Signers Other Than Named Above none