



2022-013527
Klamath County, Oregon
11/21/2022 11:13:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey Guelinas
2218 Angle Street
Klamath Falls, OR 97601

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

Jeffrey Guelinas
2218 Angle Street
Klamath Falls, OR 97601

File No. 567990AM

STATUTORY WARRANTY DEED

Terry L. Oneto and Jimmy D. Long, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Jeffrey Guelinas,

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 following described real property in Klamath County, Oregon:

That portion of Lot 15, Block 47, BUENA VISTA ADDITION to the City of Klamath Falls, more particularly described as follows:

Commencing at a point on the Westerly line of Angle Street which is 60 feet Southerly from the Northeast corner of said lot; thence Westerly parallel with the North line of said lot 60.5 feet; thence Westerly parallel with the South line of said Block 98 feet, more or less, to the West line of said Lot 15; thence North along the lot line to the Northwest corner of said lot; thence Easterly along the alley line to the Northeast corner of said Lot; thence South along the lot line 60 feet to the point of beginning.

The true and actual consideration for this conveyance is \$270,000.00.

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 17 day of November, 2022

Terry L. Oneto
Terry L. Oneto

Jimmy D. Long
Jimmy D. Long

State of Oregon } ss
County of Klamath }

On this 17 day of November, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Terry L. Oneto and Jimmy D. Long, 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.

Melissa Cook

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

