



2023-000542
Klamath County, Oregon
01/26/2023 01:57:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anne M. Carbone and Celina Di Amore

95-020 Kipapa Dr.

Mililani, HI 96789

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

Anne M. Carbone and Celina Di Amore

1049 Lakeshore Drive

Klamath Falls, OR 97601

File No. 570237AM

STATUTORY WARRANTY DEED

Peter J. Niemi and Sherri E. Niemi, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Anne M. Carbone and Celina Di Amore, not as Tenants in Common, but with rights 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 19, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$234,000.00.

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 24 day of January, 2023

Peter J. Niemi
Peter J. Niemi

Sherri E. Niemi
Sherri E. Niemi

State of Idaho } ss
County of Twin Falls

On this 24 day of Jan, 2022, before me, Debbie Chavez a
Notary Public in and for said state, personally appeared Peter J. Niemi and Sherri E. Niemi, 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.

Debbie Chavez
Notary Public for the State of Idaho

Residing at: Kimberly ID

Commission Expires: 5-16-2023

DEBBIE CHAVEZ
COMMISSION #44464
NOTARY PUBLIC
STATE OF IDAHO