



THIS SPACE RESERVED FOR

2023-001866
Klamath County, Oregon
03/17/2023 02:52:01 PM
Fee: \$87.00

After recording return to:

Dennis K. Torres
4994 Shenandoah St.
Ventura, CA 93003

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

Dennis K. Torres
4994 Shenandoah St.
Ventura, CA 93003

File No. 581276AM

STATUTORY WARRANTY DEED

Israel Dean Mathewson and Noah Kenneth Mathewson Trustees, or their successors in trust, under the Randy Mathewson Living Trust dated March 4, 2021, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Dennis K. Torres,

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:

That portion of Lot 7, Block 15 situated South and East of a point S400 feet and 1062.18 feet from the Northwest corner of said Lot 7, Block 15, Klamath Falls Forest Estates Sycan Unit, as recorded in Klamath County, Oregon.

The true and actual consideration for this conveyance is \$11,500.00.

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 15 day of March, 2023.

The Randy Mathewson Living Trust

By: [Signature]
Israel Dean Mathewson, Trustee

By: [Signature]
Noah Kenneth Mathewson, Trustee

State of Oregon } ss
County of Jackson }

On this 15 day of March, 2023, before me, Meyl Roy a Notary Public in and for said state, personally appeared Israel Dean Mathewson and Noah Kenneth Mathewson, Trustees of the Randy Mathewson Living 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Oregon Jackson County
Commission Expires: 09/12/2026

