



After recording return to:
Angie Elgazzar
506 Peppertree Road
Walnut creek, CA 94598

Until a change is requested all tax
statements shall be sent to the
following address:
Angie Elgazzar
506 Peppertree Road
Walnut creek, CA 94598

File No.: 7161-4038203 (SA)

Date: February 21, 2023

THIS SPACE RESERVED FOR RECORD

2023-003504

Klamath County, Oregon

05/08/2023 01:54:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Gustavo Carrion Jr and Darylyn Carrion, as tenants by the entirety, Grantor, conveys and warrants to **Angie Elgazzar**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOTS 4 AND 29 OF ROSELAWN, RE-SUBDIVISION OF BLOCK 70 BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON. TOGETHER WITH THAT PORTION OF VACATED ALLEY WHICH ATTACHES THERETO.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$100,000.00**. (Here comply with requirements of ORS 93.030)

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.

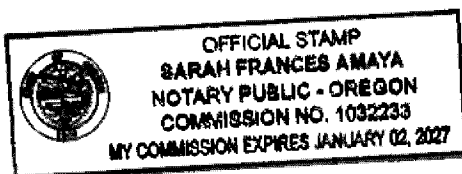
Dated this 3 day of April, 2023.

Gustavo Carrion
Gustavo Carrion

Darylyn Carrion
Darylyn Carrion

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of April, 2023
by **Gustavo Carrion and Darylyn Carrion.**



Sarah Frances Amaya
Notary Public for Oregon
My commission expires: 1/2/2027