

## 2023-006496

Klamath County, Oregon 08/01/2023 11:45:02 AM

Fee: \$102.00

## THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mark Wagner
2015 1st Ave NE
Albany, OR 97321
Until a change is requested all tax statements shall be sent to the following address:  Mark Wagner
2015 1st Ave NE
Albany, OR 97321
File No. 597519AM

## STATUTORY WARRANTY DEED

Carlos Torres, Rafael Torres, Julia Torres-Neyhart, Carol Gutierrez, Gabriel Torres and Maria Torres,

Grantor(s), hereby convey and warrant to

## Mark Wagner,

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 9, Block 2, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. TOGETHER WITH an undivided 1/68th interest in and to Lots 4 and 5 of Block 1, RAINBOW PARK ON THE WILLIAMSON.

The true and actual consideration for this conveyance is \$75,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 day of Uly 300%

10 M	
Call	
Carlos Torres	Carol Gutierrez
Rafael Torres	Gabriel Torres
Julia Torres-Neyhart	Maria Torres
State of Oregon } ss County of Klamath}	
On this day of July, 2023, before me. Heather Sciurba a Nota	ry Public in and for said state, personally appeared Julia
Torres-Neyhart, Gabriel Torres and Maria Torres, known or identif to the within Instrument and acknowledged to me that he/she/they on IN WITNESS WHEREOF, I have hereunto set my hand and affixe above written.	ied to me to be the person(s) whose name(s) is/are subscribed executed same.
Notary Public for the State of Oregon	
Residing at: Klamath Falls OR	•
Commission Expires:	
State of California } ss	
County of Marin }	
On this <u>28th</u> day of July, 2023, before me, <u>Michael Judson</u> appeared Carlos Torres, known or identified to me to be the person and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed above written.	(s) whose name(s) is/are subscribed to the within Instrument
	-
Notary Public for the State of <u>California</u> Residing at: <u>Marin County</u>	MICHAEL JUDSON Notary Public - California
Commission Expires: 6/19/28 27	Marin County X Commission # 2447734
State of loss	My Comm. Expires Jun 19, 2027
State of } ss County of }	
On this day of July, 2023, before me, appeared Rafael Torres, known or identified to me to be the person	a Notary Public in and for said state, personally
and acknowledged to me that he/she/they executed same.	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed above written.	d my official seal the day and year in this certificate first
Notary Public for the State of Residing at:	
Residing at:  Commission Expires:	
State of	
State of } ss County of }	_
On this day of July, 2023, before me, appeared Carol Gutierrez, known or identified to me to be the person Instrument and acknowledged to me that he/she/they executed same	
IN WITNESS WHEREOF, I have hereunto set my hand and affixed	
above written.	a Notary Public in and for said state, personally on(s) whose name(s) is/are subscribed to the within a my official seal the day and year in this certificate first
above written.	
Notary Public for the State of	

Carlos Torres	Carol Gutierrez
D.1. 2 1022	
Parad Vorges	Gabriel Torres
Raiady offes	Gabriel Torres
Julia Torres-Neyhart	Maria Torres
State of Overen ) as	
State of Oregon } ss County of Klamath}	
overity of Filminding	
On this day of July, 2023, before me, Heather Sciurba a	Notary Public in and for said state, personally appeared Julia
Torres-Neyhart, Gabriel Torres and Maria Torres, known or i	identified to me to be the person(s) whose name(s) is/are subscribe
to the within Instrument and acknowledged to me that he/she	
above written.	affixed my official seal the day and year in this certificate first
above writters.	
Notary Public for the State of Oregon	
Residing at: Klamath Falls OR	
Commission Expires:	
State of 3 ss	<b>✓</b>
County of } ss	
county of	
On this day of July, 2023, before me,	a Notary Public in and for said state, personally
appeared Carlos Torres, known or identified to me to be the p	person(s) whose name(s) is/are subscribed to the within Instrument
and acknowledged to me that he/she/they executed same.	
	affixed my official seal the day and year in this certificate first
above written,	1
Notary Public for the State of	
Residing at:	
Commission Expires:	
<b>/</b>	
State of A Tompia	
County of LOSTEA COSTA	
	,
On this Abday of July, 2023, before me, helly	Lo Nama Notary Public in and for said state, personally
appeared Rafael Torres, 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.	
	affixed my official seal the day and year in this certificate first
above written.	
	The same of the sa
	SHELLY CONNOR
Notary Public for the State of	Notary Public - California
Residing at: CONCORD CA IT	Contra Costa County
Commission Expires: [10]	Commission # 2432389 My Comm. Expires Jan 21, 2027
	My Comm. Expires Jan 21, 2027
State of 1 on	
State of} ss County of}	
county or	
On this day of July, 2023, before me.	a Notary Public in and for said state; personally
On this day of July, 2023, before me, appeared Carol Gutierrez, known or identified to me to be the	e person(s) whose name(s) is/are subscribed to the within
Instrument and acknowledged to me that he/she/they execute	d same.
	affixed my official seal the day and year in this certificate first
above written.	
Notary Public for the State of	
Residing at:	
Commission Expires:	

Carlos Torres	Carol Gutierrez
	Dufit Lerra
Rafael Torres	Gabriel Torres
Julia Torres-Neyhart	Maria Torres  Maria Torres
State of Oregon } ss County of Klamath}	
On this day of July, 2023, before me, Heather Sciurba a Not Torres-Neyhart, Gabriel Torres and Maria Torres, known or ident to the within Instrument and acknowledged to me that he/she/they IN WITNESS WHEREOF, I have hereunto set my hand and affix above written.	ified to me to be the person(s) whose name(s) is/are subscribed executed same. ed my official seal the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Klamath Falls OR Commission Expires:	OFFICIAL STAMP HEATHER ANNE SCIURBA NOTARY PUBLIC-OREGON COMMISSION NO. 1019080 MYCOMMISSION EXPIRES NOVEMBER 21, 2025
State of } ss County of }	
On this day of July, 2023, before me, appeared Carlos Torres, known or identified to me to be the perso and acknowledged to me that he/she/they executed same.  IN WITNESS WHEREOF, I have hereunto set my hand and affix above written.	
Notary Public for the State of Residing at: Commission Expires:	
State of } ss } county of }	
On this day of July, 2023, before me, appeared Rafael Torres, known or identified to me to be the perso and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affix above written.	
Notary Public for the State of Residing at: Commission Expires:	
State of } ss County of }	
On this day of July, 2023, before me, appeared Carol Gutierrez, known or identified to me to be the per Instrument and acknowledged to me that he/she/they executed sar IN WITNESS WHEREOF, I have hereunto set my hand and affix above written.	ne.
Notary Public for the State of Residing at: Commission Expires:	

	Carol Liberses
Carlos Torres	Carol Gutierrez
Rafael Torres	Gabriel Torres
Julia Torres-Neyhart	Maria Torres
State of Oregon } ss County of Klamath}	
Torres-Neyhart, Gabriel Torres and Maria Torres, known of to the within Instrument and acknowledged to me that he/sl	a a Notary Public in and for said state, personally appeared Julia or identified to me to be the person(s) whose name(s) is/are subscribe he/they executed same.  Indicate the day and year in this certificate first
Notary Public for the State of Oregon Residing at: Klamath Falls OR Commission Expires:	
State of } ss County of }	
and acknowledged to me that he/she/they executed same,	e person(s) whose name(s) is/are subscribed to the within Instrument
Notary Public for the State of  Residing at:  Commission Expires:	_
State of } ss County of }	
and acknowledged to me that he/she/they executed same.	a Notary Public in and for said state, personally e person(s) whose name(s) is/are subscribed to the within Instrument ad affixed my official seal the day and year in this certificate first
Notary Public for the State of Residing at: Commission Expires:	<del>-</del>
State of CAUCONNIA 3 ss County of CONTIA COSTA	
Instrument and acknowledged to me that he she hey execu IN WITNESS WHEREOF, I have hereunto set my hand an	the person(s) whose name(s) (s/are subscribed to the within
above written.	CARLOS VIA
Notary Public for the State of CAUFONNA  Residing at: Control Commission Expires: 11 30.23	Notary Public - California - Notary Public - N