



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 20 day of July 2023

Carlos Torres

Carol Gutierrez

Rafael Torres

Gabriel Torres

Julia Torres-Neyhart

Maria Torres

State of Oregon } ss
County of Klamath }

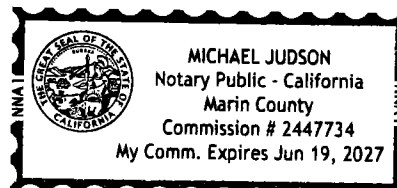
On this ____ day of July, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Julia Torres-Neyhart, Gabriel Torres and Maria Torres, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____

State of California } ss
County of Marin }

On this 28th day of July, 2023, before me, Michael Judson a Notary Public in and for said state, personally appeared Carlos 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of California
Residing at: Marin County
Commission Expires: 6/19/28 27



State of _____ } ss
County of _____ }

On this ____ day of July, 2023, before me, _____ a 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first 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, _____ a Notary Public in and for said state, personally appeared Carol Gutierrez, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Carlos Torres
Rafael Torres
Rafael Torres

Carol Gutierrez

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 Notary Public in and for said state, personally appeared Julia Torres-Neyhart, Gabriel Torres and Maria 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____

State of _____ } ss
County of _____ }

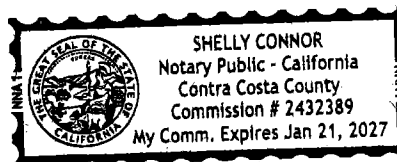
On this ____ day of July, 2023, before me, _____ a Notary Public in and for said state, personally appeared Carlos Torres, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of CALIFORNIA
County of CONTRA COSTA

On this 28 day of July, 2023, before me, Shelly Connor a 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Calif
Residing at: CONCORD, Calif
Commission Expires: 1-21-27



State of _____ } ss
County of _____ }

On this ____ day of July, 2023, before me, _____ a Notary Public in and for said state, personally appeared Carol Gutierrez, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Carlos Torres

Carol Gutierrez

Rafael Torres

Gabriel Torres

Julia Torres-Neyhart

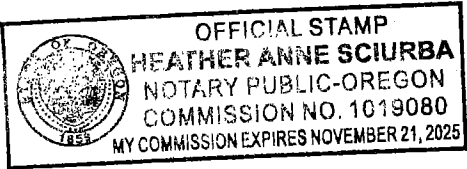
Maria Torres

State of Oregon } ss
County of Klamath }

On this 28 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 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.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025



State 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 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this _____ day of July, 2023, before me, _____ a 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first 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, _____ a Notary Public in and for said state, personally appeared Carol Gutierrez, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

Carlos Torres

Carol Gutierrez
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 Notary Public in and for said state, personally appeared Julia Torres-Neyhart, Gabriel Torres and Maria 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____

State 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 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of _____ } ss
County of _____ }

On this ____ day of July, 2023, before me, _____ a 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.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of CALIFORNIA } ss
County of CONTRA COSTA

On this 28 day of July, 2023, before me, CARLOS VIA a Notary Public in and for said state, personally appeared Carol Gutierrez, 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.

CS

Notary Public for the State of CALIFORNIA
Residing at: CONTRA COSTA
Commission Expires: 11.30.23

