

2023-007469

Klamath County, Oregon



00319250202300074690030038

08/30/2023 10:41:21 AM

Fee: \$92.00

**Recording requested by:**

Erika Copenhaver, attorney at law

**GRANTOR:**

Jamie K. Husary  
4311 Hansom Ct.  
Rohnert Park, CA 94928

**GRANTEE:**

Jamie K. Husary & Joseph J. Gutierrez  
Trustees of the  
Gutierrez Family Trust  
4311 Hansom Ct.  
Rohnert Park, CA 94928

**When Recorded Mail To, And Mail**

**Tax Statements to:**

Jamie K. Husary & Joseph J. Gutierrez  
Trustees of the  
Gutierrez Family Trust  
4311 Hansom Ct.  
Rohnert Park, CA 94928

Tax Acct No. 3809-036BC-05500-000  
5811 North Hill Dr.  
Klamath Falls, OR 97603

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

JAMIE K. HUSARY, Grantor hereby conveys and warrants to JAMIE K. HUSARY and JOSEPH J. GUTIERREZ, Trustees of the GUTIERREZ FAMILY TRUST dated August 24, 2023, as her sole and separate property, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon described as follows:

**LOT 54, TRACT 1417 – EIGHTH ADDITION TO NORTH HILLS- PHASE 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

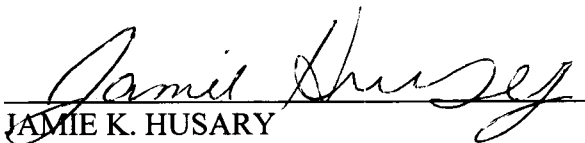
THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NONE.

**Subject to and excepting:**

Covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

**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 OF 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 LAWSUITE 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: August 24, 2023

  
JAMIE K. HUSARY

## ACKNOWLEDGMENT


*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California )  
 )  
County of Sonoma )

On August 24, 2023 before me, Erika Copenhaver, notary public,  
personally appeared JAMIE K. HUSARY, who proved to me on the basis of satisfactory  
evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and  
acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity  
upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Oregon that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

  
(Notary Signature)



(Seal)