

2024-000046

Klamath County, Oregon

01/02/2024 03:00:02 PM

Fee: \$87.00



After recording return to:
Mariano Adlai Segura and Hanna
Paulette Segura
5152 Aster Lane
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Mariano Adlai Segura and Hanna
Paulette Segura
5152 Aster Lane
Klamath Falls, OR 97601

File No.: 7161-4121402 (SA)

Date: November 28, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Levi A. Reisinger and Chelsea Reisinger, as tenants by the entirety, Grantor, conveys and warrants to **Mariano Adlai Segura and Hanna Paulette Segura, as tenants by the entirety**, 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:

Lot 2 in TRACT 1508 - THE GARDENS - PHASE 1, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

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 **\$295,000.00**. (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 27 day of Dec., 2023.

Levi A. Reisinger

Chelsea Reisinger

STATE OF Oregon)

County of KLAMATH)

)ss.

This instrument was acknowledged before me on this 27 day of December, 2023
by **Levi A. Reisinger and Chelsea Reisinger.**



OFFICIAL SEAL
RANDI LEA TOBER
NOTARY PUBLIC - OREGON
COMMISSION NO. 1024466
MY COMMISSION EXPIRES MAY 03, 2026

RN
Notary Public for Oregon
My commission expires:

5/3/26