

470323088120-AC

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2024-000344

Klamath County, Oregon

01/12/2024 09:59:02 AM

Fee: \$87.00

GRANTOR'S NAME:

Shoreview Real Estate Investing LLC

GRANTEE'S NAME:

Leslie Gutierrez-Delgadillo

AFTER RECORDING RETURN TO:

Order No.: 470323088120-AC

Leslie Gutierrez-Delgadillo

3419 Granite Street

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Leslie Gutierrez-Delgadillo

3419 Granite Street

Klamath Falls, OR 97601

APN/Parcel ID(s): 538074

3419 Granite Street, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Shoreview Real Estate Investing LLC, a Delaware Limited Liability Company, Grantor, conveys and warrants to **Leslie Gutierrez-Delgadillo**, 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:

A portion of Lots 25 and 26, Block 7, STEWART ADDITION, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 25, Block 7, STEWART ADDITION, thence North 50 feet on the East line of Lot 25, thence Westerly to a point on the West line of Lot 26, which point is 70 feet North of the Southwest corner of Lot 26; thence South 70 feet to the Southwest corner of Lot 26; thence East to the place of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-9-2024

Shoreview Real Estate Investing LLC, a Delaware limited liability company

BY: [Signature]
Karen Jannette Varley
Member

State of ARIZONA
County of MARICOPA

This instrument was acknowledged before me on 1-9-2024 by Karen Jannette Varley, as Member of Shoreview Real Estate Investing LLC.

[Signature]
Notary Public - State of ARIZONA

My Commission Expires: 11.07.2024

