



2024-002566

Klamath County, Oregon

04/05/2024 01:12:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michelle Schammert

8665 Harpold Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Michelle Schammert

8665 Harpold Rd.

Klamath Falls, OR 97603

File No. 622053AM

STATUTORY WARRANTY DEED

Beverly Malugani, Trustee of The Beverly Malugani Living Trust, dated December 21, 2023,

Grantor(s), hereby convey and warrant to

Michelle Schammert,

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:

**Government Lot 10 in Section 31, Township 39 South Range 11 East of the Willamette Meridian,
Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$535,000.00.

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:

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 3-27-24 day of _____, _____.

The Beverly Malugani Living Trust, dated December 21, 2023

By Beverly Malugani
Beverly Malugani, Trustee

State of _____ } ss.
County of _____ }

On this ____ day of March, 2024, before me, _____ a Notary Public in and for said state, personally appeared Beverly Malugani known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the The Beverly Malugani Living Trust, dated December 21, 2023, and acknowledged to me that he/she/they executed the same as Trustee.

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: _____

See attached

ALL PURPOSE 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 the document.

State of California }

County of Sonoma }

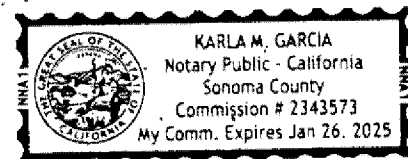
Karla M Garcia, Notary Public

On March 22, 2024 before me, _____
(insert name and title of the officer)

Personally appeared Beverly Malugani,
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 California
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Notary Public Signature

(Seal)

OPTIONAL INFORMATION

DOCUMENTS

(NAME OR TYPE OF DOCUMENT)

(NUMBER OF PAGES)

(DOCUMENT DATE)

SIGNER CAPACITY

(CAPACITY CLAIMED BY THE SIGNER)

NOTICE

The notary public does not certify the
authorized capacity of the signer.