



2024-006703
Klamath County, Oregon
07/31/2024 02:42:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Margaret M. Gutierrez and Julian V. Gutierrez

81245 Cooney LN

Hermiston, OR 97838

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

Margaret M. Gutierrez and Julian V. Gutierrez

81245 Cooney LN

Hermiston, OR 97838

File No. 640360AM

STATUTORY WARRANTY DEED

Anthony Alfred Bonotto and Lelia Verdi Bonotto, trustees of the Bonotto Family Living Trust

Grantor(s), hereby convey and warrant to

Margaret M. Gutierrez and Julian V. Gutierrez, as Tenants by the Entirety,

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 8 in Block 2 of BEL-AIRE GARDENS, 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 \$239,900.00.

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:

Real property taxes due, if any, but not yet 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 29 day of July, 2024.

Bonotto Family Living Trust Et Al

By: Lelia Verdi Bonotto
Lelia Verdi Bonotto, Trustee

State of Oregon } ss.
County of Klamath }

On this 29 day of July, 2024, before me,
Lisa Legget-Weatherby a Notary Public in and for
said state, personally appeared Lelia Verdi Bonotto known or identified to me to be the person whose name
is subscribed to the foregoing instrument as trustee of the Bonotto Family Living Trust 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon »
Residing at: Klamath
Commission Expires: 9/27/2027

