



2024-007122
Klamath County, Oregon
08/15/2024 02:51:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paul Friedman and Susan Friedman
6529 Mary Ellen Avenue
Van Nuys, CA 91401

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

Paul Friedman and Susan Friedman
6529 Mary Ellen Avenue
Van Nuys, CA 91401

File No. 640767AM

STATUTORY WARRANTY DEED

Tony Michael Nunes and Rebecca Lynn Nunes, as Co-Trustees, and Successor Trustee, UAD May 18th, 2023, UAT the Tony M. and Rebecca L. Nunes Family Trust UAD May 18th 2023,

Grantor(s), hereby convey and warrant to

Paul Friedman and Susan Friedman, 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 97, FOURTH ADDITION TO HARBOR ISLES - TRACT 1347, 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 \$49,000.00.

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:

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: August 14, 2024

Tony M. and Rebecca L. Nunes Family Trust UAD May 18th 2023

By: Tony Michael Nunes, TTEE
Tony Michael Nunes, Co-Trustee

By: Rebecca Lynn Nunes, TTEE
Rebecca Lynn Nunes, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 15th day of August, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Tony Michael Nunes and Rebecca Lynn Nunes known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustees of the Tony M. and Rebecca L. Nunes Family Trust UAD May 18th 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/2025

