



2024-007509
Klamath County, Oregon
08/28/2024 11:13:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gustavo Gutierrez Amaral and Maria Sanchez-
Gutierrez

5032 Laurelwood Dr.

Klamath Falls, OR 97603

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

Gustavo Gutierrez Amaral and Maria Sanchez-
Gutierrez

5032 Laurelwood Dr.

Klamath Falls, OR 97603

File No. 643646AM

STATUTORY WARRANTY DEED

**Gary Lynn Wade and Julie Anne Wade, Trustees of the Gary Lynn Wade and Julie Anne Wade
1997 Trust,**

Grantor(s), hereby convey and warrant to

Gustavo Gutierrez Amaral and Maria Sanchez-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 7, Block 14, Tract No. 1064, First Addition to Gatewood, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$335,000.00.

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

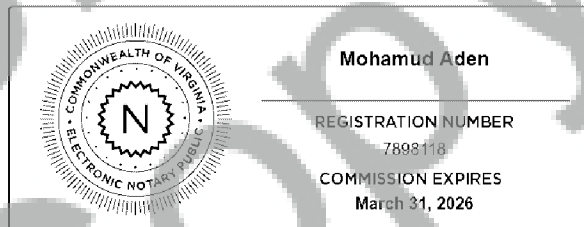
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19, 2024

The Gary Lynn Wade and Julie Anne Wade 1997 Trust

By: Gary Lynn Wade
Gary Lynn Wade, Trustee

By: Julie Anne Wade
Julie Anne Wade, Trustee



State of Virginia } ss.
County of City of Alexandria }

On this 26th day of August, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Gary Lynn Wade and Julie Anne Wade known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Gary Lynn Wade and Julie Anne Wade 1997 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.

Mohamud Aden 7898118
Notary Public for the State of Virginia »
Residing at: Virginia City of Alexandria Notarized remotely online using communication technology via Proof.
Commission Expires: 03/31/2026 Electronic Notary Public

Notarized remotely online using communication technology via Proof.