



After recording return to:
Valentina Ganeva
1752 Logans Pass
New Braunfels, TX 78130

Until a change is requested all tax
statements shall be sent to the
following address:
Valentina Ganeva
1752 Logans Pass
New Braunfels, TX 78130

File No.: 7161-4209263 (SA)
Date: October 11, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Richard Allen Rutler and Julie Ann Shumate, who aquired title as Julie Anna Shumate, each with an undivided 1/2 interest, as tenants in common, Grantor, conveys and warrants to **Valentina Ganeva,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 9, Block 23, TRACT NO. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$40,000.00.** (Here comply with requirements of ORS 93.030)

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Certificate of Acknowledgement

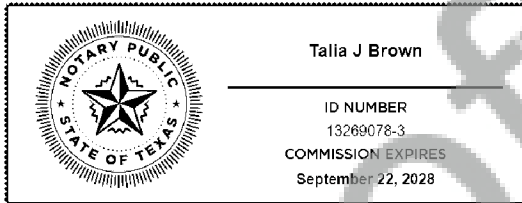
Document Date: 10/11/2024

Number of Pages (including notarial certificate): 3

DOCUMENT: STATUTORY WARRANTY DEED

State of Texas
County of Collin

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 10/11/2024 by Julie Ann Shumate.



Talia J Brown
Notary Public, State of Texas

Electronically signed and notarized online using the Proof platform.

UNOFFICIAL COPY