



2024-009518
Klamath County, Oregon
10/31/2024 10:22:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:
Robert Guzman and Mireya Guzman
2950 Hope St.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Robert Guzman and Mireya Guzman
2950 Hope St.
Klamath Falls, OR 97603
File No. 655065AM

STATUTORY WARRANTY DEED

Andrea L. Daly and Deborah A. Daly,
Grantor(s), hereby convey and warrant to

Robert Guzman and Mireya Guzman, 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:

In the County of Klamath, State of Oregon, as follows:

PARCEL 1:

Lot 12 in Block 45, LAKEVIEW ADDITION to the City of Klamath Falls, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING the
West 10 feet thereof.

PARCEL 2:

Lots 10 and 11 in Block 45, LAKEVIEW ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
EXCEPTING THEREFROM the West 10 feet of said Lots 10 and 11.

The true and actual consideration for this conveyance is \$850,000.00. PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.

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: October 28, 2024




Andrea L. Daly



Deborah A. Daly

State of Oregon } ss
County of ~~Klamath~~ Benton

On this 28 day of October, 2024, before me, Caryn Davenport, a Notary Public in and for said state, personally appeared Andrea L. Daly and Deborah A. Daly, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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 Oregon
Residing at: Albany
Commission Expires: 6/23/28

