



**2024-010922**  
Klamath County, Oregon  
12/18/2024 08:57:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Juanita Waites

1081 Buck Island Dr.

Klamath Falls, OR 97601

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

Juanita Waites

1081 Buck Island Dr.

Klamath Falls, OR 97601

File No. 658155AM

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### STATUTORY WARRANTY DEED

**Jacob Garsez and Jennifer Garsez, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Juanita Waites,**

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 2, Block 4 of "Tract No. 1091 Lynnewood", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**TOGETHER WITH THE FOLLOWING:**

**A tract of land being a portion of Lot 3 in Block 4 of "Tract No. 1091 Lynnewood" situated in the SE1/4 SE1/4 of Section 25, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

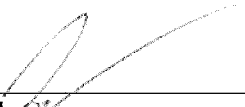
**Beginning at the Northeast corner of said Lot 3; thence along the East line of said Lot 3, South 06°57'27" West 18.15 feet; thence leaving the said East line, North 64°43'10" West 83.92 feet to a point on the North line of said Lot 3; thence along said North line, South 77°08'29" East 80.09 feet to the point of beginning, containing 723 square feet, more or less and with bearings based on said plat of Tract No. 1091 Lynnewood.**

**The true and actual consideration for this conveyance is \$439,000.00.**

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:

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: December 10, 2024

  
\_\_\_\_\_  
Jacob Garsez

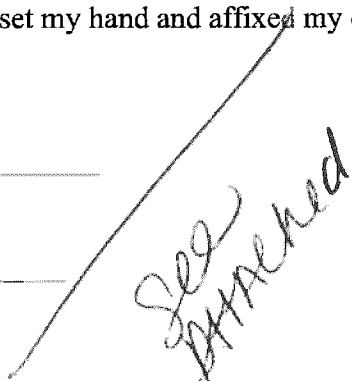
  
\_\_\_\_\_  
Jennifer M Garsez

State of Oregon } ss  
County of Klamath }

On this \_\_\_\_\_ day of December, 2024, before me, \_\_\_\_\_ a  
Notary Public in and for said state, personally appeared Jacob Garsez and Jennifer Garsez , 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: Klamath Falls OR  
Commission Expires: \_\_\_\_\_



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Sonoma

On Dec 11th, 2024 before me, Donna Sheldon, Notary Public

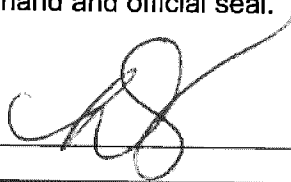
(insert name and title of the officer)

personally appeared Jacob Crarser and Jennifer M Crarser,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

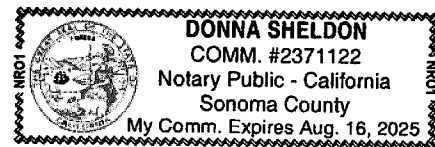
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



Warranty Deed