



After recording return to:  
Kathy M. Points and Fernando Perez  
4132 Shasta Dam Blvd  
Shasta Lake, CA 96019

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Kathy M. Points and Fernando Perez  
4132 Shasta Dam Blvd  
Shasta Lake, CA 96019

File No.: 7064-4227989 (SNB)  
Date: December 17, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Gary Ruiter, who acquired title as Dr Garry Ruiter as Trustee of The Dr Garry George Ruiter Living Trust**, Grantor, conveys and warrants to **Kathy M. Points and Fernando Perez**, 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 1 in Block 20 of TRACT NO. 1113, OREGON SHORES UNIT 2, 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 **\$8,500.00**. (Here comply with requirements of ORS 93.030)

After recording return to:  
**First American Title**  
395 SW Bluff Drive, Suite 100  
Bend, OR 97702

APN: 243891

Statutory Warranty Deed  
- continued

File No.: 7064-4227989 (SNB)

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 this 30 day of December, 2024.

The Dr Garry George Ruiter Living Trust

Garry Ruiter  
Gary Ruiter, Trustee

STATE OF California )  
County of San Joaquin )ss.

This instrument was acknowledged before me on this 30 day of December, 2024  
by **Gary Ruiter, Trustee of The Dr Garry George Ruiter Living Trust.**

Jacqueline Yarcos

Notary Public for

My commission expires: 10/04/2026

**SEE  
ATTACHED**

# CALIFORNIA ALL-PURPOSE 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 SAN JOAQUIN

On December 30, 2024 before me, Jacquelyn Garcia, Notary Public,  
personally appeared

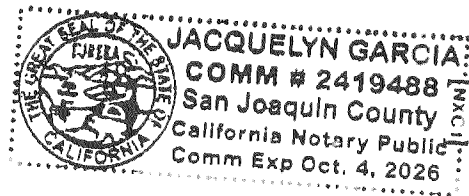
GARY RUITER

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.

Jacquelyn Garcia  
Signature of Notary Public



## -----OPTIONAL DATA FOR SECURITY-----

Name of Document: Statutory Warrant Recd

Document Date: December 30, 2024

Number of Pages: 2

Number of Signatures Notarized (circle): 1 2 3 4 Other: \_\_\_\_\_

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Thumbprint

