



2025-001120
Klamath County, Oregon
02/19/2025 09:23:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Corbin Anthony Start and Michael Start and
Natasha Start

4300 Anderson Ave.

Klamath Falls, OR 97603

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

Corbin Anthony Start and Michael Start and
Natasha Start

4300 Anderson Ave.

Klamath Falls, OR 97603

File No. 666577AM

STATUTORY WARRANTY DEED

Kenneth K. Katsuda and Peggy A. Katsuda, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Michael Start and Natasha Start, as Tenants by the Entirety, Corbin Anthony Start, All With Rights of Survivorship,

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:

The Easterly 60 feet of Lot 39 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$165,000.00.

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.

02/18/2025

Dated: ~~February 12, 2025~~ JACB

Kenneth K. Katsuda

Kenneth K. Katsuda

Peggy A. Katsuda

Peggy A. Katsuda

State of Texas } ss
County of El Paso }

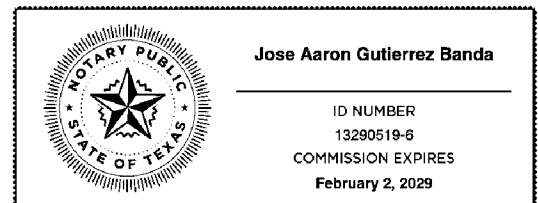
On this 18th day of February, 2025, before me, Jose Aaron Gutierrez Banda a Notary Public in and for said state, personally appeared Kenneth K. Katsuda and Peggy A. Katsuda, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that 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.

[Signature]

Jose Aaron Gutierrez Banda

Notary Public for the State of Texas
Residing at: El Paso Texas
Commission Expires: 02/02/2029



Kenneth K. Katsuda and Peggy A. Katsuda provided U.S. Passports

Electronically signed and notarized online using the Proof platform.