

2026-000387

Klamath County, Oregon



00351709202600003870040043

01/14/2026 10:35:16 AM

Fee: \$102.00

After recording, return to:
Rocky Guadagnolo and
Diana Guadagnolo
PO Box 842
Chiloquin, OR 97624

Until a change is requested,
all tax statements should be sent to:
Rocky Guadagnolo and
Diana Guadagnolo
PO Box 842
Chiloquin, OR 97624

WARRANTY DEED

Under ORS 93.850

The grantor,
Benjamin R. Skinner and Michele Skinner, as tenants by the entirety
19704 E. Hwy 26
Linden, CA 95236

for the true and actual consideration of \$17,000.00
Seventeen thousand dollars

CONVEYS AND WARRANTS to the grantee,
Rocky Guadagnolo and Diana Guadagnolo, as Tenants by the Entirety
PO Box 842
Chiloquin, OR 97624

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 19, Block 9, TRACT 1019, WINEMA PENINSULA, UNIT 2, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Parcel ID: R-3407-027CA-01400
And commonly known as: R195522

Source of Title:

Being the same property conveyed by Statutory Warranty Deed from Peter D. Olding to Benjamin R. Skinner and Michele Skinner, as tenants by the Entirety, recorded on January 10, 2024 in the office of the County Clerk of Klamath County, Oregon, Instrument No. 2024-000270

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 8th day of January, 2026, in the presence of:

[Signature]
Signature
Benjamin R. Skinner
Print Name
Individual
Capacity

[Signature]
Signature
Michele Skinner
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF California
COUNTY OF San Joaquin

On this 8 day of January, 2026, before me, Notary Public in and for said state, personally appeared Benjamin R. Skinner and Michele Skinner, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me _____ freely executed the same.

Signature: [Signature]
Print Name: Jacquelyn Garcia
Title: Notary Public
My Commission Expires: 10/04/2026

SEE
ATTACHED

Document title: Warranty Deed
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.

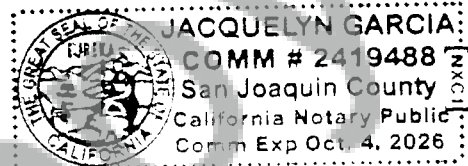
State of California
County of San Joaquin

On January 8, 2026 before me, Jacquelyn Garcia, Notary Public
(insert name and title of the officer)

personally appeared Michelle Skinner and Benjamin P. Skinner
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 Jacquelyn Garcia (Seal)