

1<sup>st</sup> 1832066-SK

2012-003050

Klamath County, Oregon



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Guillermo Ramirez  
4845 Hilyard Avenue  
Klamath Falls, OR 97603

Grantor Address:  
Irene Michaels, as Trustee  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1832066 (SFK)  
Date: February 08, 2012

THIS SPACE



03/23/2012 02:34:30 PM

Fee: \$47.00

### STATUTORY WARRANTY DEED

**Irene Michaels, as Trustee of John and Jessie Matuszczak Living trust, a revocable living trust dated this 24th day of January 2002,** Grantor, conveys and warrants to **Guillermo Ramirez**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**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 **\$115,500.00**. (Here comply with requirements of ORS 93.030)

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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.

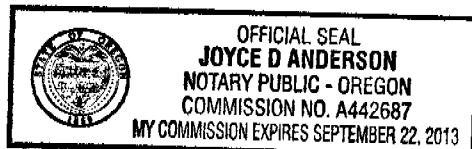
Dated this 19<sup>th</sup> day of March, 2012.

Irene Michaels, as Trustee of John and  
Jessie Matuszczak Living trust, a revocable  
living trust dated this 24th day of January  
2002

Irene Michaels  
Irene Michaels, Trustee

STATE OF Oregon )  
 )ss.  
County of Klamath Lane )

This instrument was acknowledged before me on this 19<sup>th</sup> day of March, 2012  
by Irene Michaels ~~as Trustee of Irene Michaels~~, as Trustee of John and Jessie Matuszczak Living trust, a  
revocable living trust dated this 24th day of January 2002, on behalf of the trust.



Joyce D. Anderson  
Notary Public for Oregon  
My commission expires:

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A tract of land situated in Tract 22, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89°30' West (South 89°55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; thence North 00°30' West, 225.05 feet to the Southwesterly right of way line of the Weyco railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence South 67°00' East (South 67°15' East by plat) 87.24 feet; thence South 00°30' East 190.26 feet; thence South 89°30' West (South 89°55' West by plat) 80.00 feet to the point of beginning.**