

WTC 93663-CT

THIS SPACE

2012-006097

Klamath County, Oregon



06/05/2012 11:12:26 AM

Fee: \$42.00

After recording return to:

Ruben Perez

2701 Village Blvd

White City, OR 97503

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

Ruben Perez

2701 Village Blvd

White City, OR 97503

Escrow No. MT93663-CT

Title No. 0093663

SWD1 r.020212

STATUTORY WARRANTY DEED

Edward A. Medina and Rose Marie Medina, Trustees or their Successors in Trust under The Medina Loving Trust dated March 19, 1997 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Ruben Perez and Lola Perez, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is \$36,000.00.

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 this 1<sup>st</sup> day of June, 2012

The Medina Loving Trust dated March 19, 1997

BY: Edward A. Medina Trustee  
Edward A. Medina, Trustee

BY: Rose Marie Medina Trustee  
Rose Marie Medina, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on June 1<sup>st</sup>, 2012 by Edward A. Medina and Rose Marie Medina, Trustees under The Medina Loving Trust dated March 19, 1997.



Cherice F. Treasure  
(Notary Public for Oregon)

My commission expires 6/17/2012

42 AM

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1: Lots 1, 2, 3, 4, 5 and 6, Block 1, LENOX ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: Lots 12, 13, 14 and 15, Block 7, LENOX ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: Being a portion of Lots 1, 2 and 3, Block 8 of LENOX, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, situated in the NW1/4 SW1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Block 8 of "LENOX"; thence North 89°04'00" West along the South line of said Lot 1, 99.91 feet; thence leaving said South line North 01°10'42" East 157.93 feet to a point on the North line of said Lot 3; thence South 88°50'04" East along said North line 99.92 feet to the Northeast corner of said Lot 3; thence South 01°10'58" West 157.53 feet to the point of beginning.