



99724:CT

THIS SPACE RESERVED FOR RECORDER'S USE

2013-014170

Klamath County, Oregon

12/30/2013 02:34:55 PM

Fee: \$47.00

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. MT99724-CT

Title No. 0099724

SWD 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 other 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:

The true and actual consideration for this conveyance is **\$28,000.00**.

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:

4700
cont

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 24 day of December 2013 
The Medina Loving Trust dated March 19, 1997

Edward A. Medina Trustee
Edward A. Medina

Rose Marie Medina Trustee
Rose Marie Medina

State of Oregon

County of JACKSON

This instrument was acknowledged before me on December 24, 2013 by Edward A. Medina and Rose Marie Medina Trustees of the Medina Loving Trust dated March 19, 1997.

Sharon J. Cash
(Notary Public for Oregon)

My commission expires 7-10-17



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and the Easterly 25.9 feet of Lot 15, Block 8, 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. EXCEPTING THEREFROM 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.