



2015-007535  
Klamath County, Oregon  
07/10/2015 10:15:34 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ramon Sanchez Peralta and Maria R Aguirre Gonzalez  
617 E Front Street  
Merrill, OR 97633

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

Ramon Sanchez Peralta and Maria R Aguirre Gonzalez  
617 E Front Street  
Merrill, OR 97633  
File No. 34020AM

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### STATUTORY WARRANTY DEED

**Leroy D. Ross and Terry A. Ross, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Ramon Sanchez Peralta and Maria R Aguirre Gonzalez, 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:

**A tract of land described in Deed Volume M87, page 18495, Microfilm Records of Klamath County, Oregon, described as follows:**

**Portion of Lot 2 South of Front Street Merrill, Section 12, Township 41 South, Range 10, East of the Willamette Meridian being more particularly described as follows:**

**Beginning at a point on the 1/4 Section line 40 feet South of a point on Section line 12.09 chains West of 1/4 corner between Sections 1 and 12, Township 41 South, Range 10; thence West, along the South right of way line of Dalles-California Highway and parallel to said Section line between Sections 1 and 12, a distance of 75 feet; thence at an angle of 90° South 75 feet; thence at an angle of 90° East 75 feet; thence North 75 feet to the point of beginning.**

The true and actual consideration for this conveyance is **\$64,000.00.**

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

47AMT

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 7 day of July, 2015.

Leroy D. Ross  
Leroy D Ross

Terry A. Ross  
Terry A Ross

State of Oregon } ss  
County of Klamath }

On this 7<sup>th</sup> day of July, 2015, before me, Stacy M. Howard a Notary Public in and for said state, personally appeared Leroy D. Ross and Terry A. Ross, 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.

Stacy M. Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 11-18-15

