



2016-003217
Klamath County, Oregon
03/28/2016 03:23:15 PM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Perez Murillo

PO Box 206

Malin, OR 97632

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

Daniel Perez Murillo

PO Box 206

Malin, OR 97632

File No. 94303AM

STATUTORY WARRANTY DEED

Susan M. Carlson,

Grantor(s), hereby convey and warrant to

Daniel Perez Murillo ,

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 following described real property in Klamath County, Oregon;

A tract of land situated in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of Grace Park as shown on the duly recorded plat thereof; thence South 23°18'30" West along the Easterly line of Oxbow Street a distance of 284.48 feet; thence on the arc of a 16 degree curve to the right (central angle is 18°29') a distance of 115.52 feet to the true point of beginning.; thence South 48°12'30" East 129.28 feet to a point; thence South 52°59'30" West 94.67 feet to a point; thence North 37°00'30" West 120.0 feet to the Easterly line of said Oxbow Street; thence on the arc of 16 degree curve to the left (central angle is 11°12') a distance of 70 feet to the true point of beginning.

The true and actual consideration for this conveyance is ~~\$129,500.00~~ \$128,500.00 smc

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 25 day of March, 2016

Susan M Carlson
Susan M. Carlson

State of OR } ss
County of Multnomah }

Rosuelita Niewera Mattina

On this 25th day of March, 2016, before me, Susan M Carlson a Notary Public in and for said state, personally appeared Susan M. Carlson, 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.

Rosuelita N Mattina
Notary Public for the State of OR
Residing at: Portland, OR
Commission Expires: 12/18/2016

