



2017-007605  
Klamath County, Oregon  
07/07/2017 12:05:00 PM  
Fee: \$52.00

THIS SPACE RESERVED FOR RE

After recording return to:

Wilber Ramirez  
2039 Abilene Ave  
Klamath Falls, OR 97601

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

Wilber Ramirez  
2039 Abilene Ave  
Klamath Falls, OR 97601

File No. 181077AM

### STATUTORY WARRANTY DEED

**Roberto B. Rodriguez and Maria G. Rodriguez,  
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Wilber Ramirez,**

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:

**All that portion of Lot 19 and a triangular piece off the Northeasterly side of Lot 20 in Block 125 of Mills Addition to the City of Klamath Falls, Oregon, which lies on the Southeasterly side of the following described line:**

**Beginning on the Northerly line of Lot 20 at a point thereon distant 6 feet Northwesterly from the corner common to Lots 19 and 20; thence running Southerly to a point on the Southwesterly line of Lot 19 at a point thereon distant 9 feet Southeasterly from the corner common to Lots 19 and 20 in said Block and Addition according to the Resubdivision plat of said Block 125.**

**ALSO being all that portion of the strip of land contiguous to the Southerly boundary of the portion of Lot 19, Block 125, Mills Addition, City of Klamath Falls, described in the Warranty Deed to Barbara J. Bravo dated December 19, 1974, recorded in Book M-74 on page 16079, filed in the Klamath County records, and between the extensions of the Easterly boundary lines and the Westerly boundary line of said portion of Lot 19 to the centerline of that strip of land described in that certain correction deed to the United States dated September 28, 1912, recorded in Book 38 at Page 209, filed in the records of Klamath County, State of Oregon.**

The true and actual consideration for this conveyance is **\$20,000.00.**

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 6th day of July, 2017

Roberto R. Rodriguez

Maria G. Rodriguez  
Maria Rodriguez

State of Oregon } ss  
County of Mallon }

On this 6th day of July, 2017, before me, Jessica Wallen a Notary Public in and for said state, personally appeared ~~Roberto B. Rodriguez and~~ Maria G. Rodriguez, 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.

Jessica Wallen  
Notary Public for the State of Oregon  
Residing at: Delmar, Or  
Commission Expires: Sept. 10, 2019

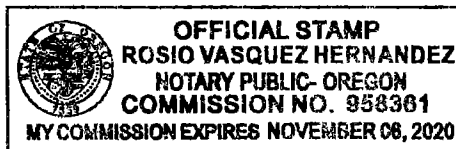


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Dated this 5 day of July, 2017.

Roberto Rodriguez  
Roberto B. Rodriguez

Maria Rodriguez



State of Oregon } ss  
County of Klanath }

On this 5<sup>th</sup> day of July, 2017, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Roberto B. Rodriguez and Maria G. Rodriguez, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klanath County  
Commission Expires: Nov 06, 2020