



THIS SPACE RESERVED FOR

2017-008958
Klamath County, Oregon
08/09/2017 01:14:00 PM
Fee: \$52.00

After recording return to:
Jose Arturo Murillo
3415 Shasta Way
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Jose Arturo Murillo
3415 Shasta Way
Klamath Falls, OR 97603
File No. 181678AM

STATUTORY WARRANTY DEED

Marvin Edwards, Conservator for Darwin M. Edwards, and Marvin W. Edwards and Frank L. Edwards,
Grantor(s), hereby convey and warrant to

Jose Arturo 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:

Lots No. 26 and 22A of Enterprise Tracts, situated in the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North right of way line of Shasta Way which lies North 89° 08' East a distance of 2662.3 feet and North 0° 49' West a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, and running North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 184 feet to an iron pin; thence North 89° 08' East a distance of 180 feet to a point; thence South 0° 49' East a distance of 300 feet to a point on the North right of way line of Shasta Way; thence South 89° 08' West along the North right of way line of Shasta Way a distance of 120 feet, more or less, to the point of beginning.

Excepting therefrom the portion of real property described as follows:

Starting at the iron pin marking the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 08' East along the South line of Section 34, a distance of 2662.3 feet; thence North 0° 49' West 15.0 feet to an iron pin on the North line of Shasta Way; thence North 0° 49' West 116.0 feet to an iron pin and the True Point of Beginning of this description; thence South 89° 08' West 60.0 feet to an iron pin; thence North 0° 49' West 184.0 feet to an iron pin; thence North 89° 08' East 60.0 feet to an iron pin; thence South 0° 49' East 184.0 feet to the place of beginning.

The true and actual consideration for this conveyance is \$60,000.00.
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.

“This document signed in counterpart”

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 7th day of August, 2017.

Marvin Edwards, Conservator for Darwin M. Edwards

By: Marvin Edwards Conservator
Marvin Edwards, Conservator

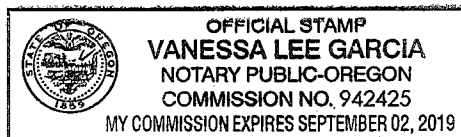
Marvin W. Edwards
Marvin W. Edwards

Frank L. Edwards

State of Oregon } ss
County of Benton }

On this 7th day of August, 2017, before me, Vanessa Lee Garcia a Notary Public in and for said state, personally appeared Marvin Edwards, Conservator for Darwin M. Edwards and Marvin W. Edwards, 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.

Vanessa Lee Garcia
Notary Public for the State of Oregon
Residing at: Benton County
Commission Expires: 9-2-19



State of _____ } ss
County of _____ }

On this _____ day of July, 2017, before me, _____ a Notary Public in and for said state, personally appeared Frank L. Edwards, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

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 8th day of August, 2017.

Marvin Edwards, Conservator for Darwin M. Edwards

By: _____
Marvin Edwards, Conservator

Marvin W. Edwards

Frank L. Edwards
Frank L. Edwards

State of MT } ss
County of Flathead }

On this 8 day of July, 2017, before me, _____ a
Notary Public in and for said state, personally appeared Marvin Edwards, Conservator for Darwin M. Edwards and Marvin W. Edwards, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

State of MT } ss
County of Flathead }

On this 8 day of August, 2017, before me, Gerald E. Luderman a
Notary Public in and for said state, personally appeared Frank L. Edwards, 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.

Gerald E. Luderman
Notary Public for the State of MT
Residing at: Whitefish, MT
Commission Expires: 3/1/2019

