



After recording return to:

Rubi Gonzalez Ortega
3203 Crest Street
Klamath Falls, OR 97603

THIS SPACE RESERVED FOR

2018-009953

Klamath County, Oregon

08/22/2018 03:05:01 PM

Fee: \$92.00

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

Rubi Gonzalez Ortega
3203 Crest Street
Klamath Falls, OR 97603

File No. 247663AM

STATUTORY WARRANTY DEED

**Laura Davis and Trina Jones who acquired title as Trina Rasmussen,
not as tenants in common but with rights of survivorship,**

Grantor(s), hereby convey and warrant to

Rubi Gonzalez Ortega,

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 situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 40' East a distance of 30.0 feet and North 1° 02' West a distance of 616.4 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian; and running thence North 89° 40' East a distance of 265.0 feet to a point; thence North 1° 02' West a distance of 83.0 feet to a point; thence South 89° 40' West a distance of 265.0 feet to an iron pin; thence South 1° 02' East a distance of 83.0 feet, more or less, to the point of beginning, in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, known as Tract No. 32.

The true and actual consideration for this conveyance is \$99,900.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

2018

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.

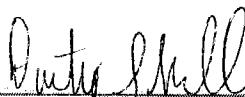
Dated this 20 day of August, 2018.

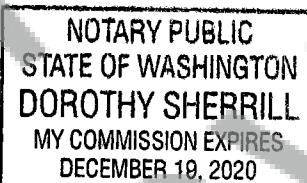

Laura Davis

Trina Jones who acquired title as Trina Rasmussen
Trina Jones who acquired title as Trina Rasmussen

State of WA } ss
County of Clark }

On this 20 day of August, 2018, before me, Dorothy Sherrill a Notary Public in and for said state, personally appeared Laura Davis and Trina Jones, 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 WA Dorothy Sherrill
Residing at: Vancouver WA
Commission Expires: 12-19-20

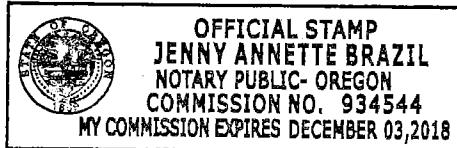


Notary Acknowledgment
to Statutory Warranty Deed

State of Oregon
County of Klamath

On this 21 day of August, 2018, personally appeared before me the above named Laura Davis, and acknowledged the foregoing instrument to be her voluntary act and deed.

WITNESS My hand and official seal.



Notary Public for Oregon
My Commission expires: 12/31/2018

unofficial
copy