



THIS SPACE RESERVED FOR

2018-011214

Klamath County, Oregon

09/14/2018 03:47:00 PM

Fee: \$87.00

After recording return to:

Maria V. Ramirez and Monico V. Ramirez

8938 Aurora Ct

Klamath Falls, OR 97603

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

Maria V. Ramirez and Monico V. Ramirez

8938 Aurora Ct

Klamath Falls, OR 97603

File No. 251206AM

STATUTORY WARRANTY DEED

Ellen Goodman, formerly known as Ellen Meade, Initial Trustees of the Bill Meade 1989 Trust,

Grantor(s), hereby convey and warrant to

Maria V. Ramirez and Monico V. Ramirez, 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:

The Easterly 75 feet of Lot 1 of Block 26 of Hot Springs Addition to the City of Klamath Falls, Oregon, said premises cornering on Earl Steet and Eldorado Avenue and having a frontage of 50 feet on Eldorado Avenue and 75 feet on Earl Street.

The true and actual consideration for this conveyance is \$70,000.00.

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:

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

87 AMT

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 13th day of September, 2018.

The Bill Meade 1989 Trust

By: Ellen P. Goodman, TRT
Ellen Goodman, Trustee

State of Oregon } ss
County of Klamath }

On this 13th day of September, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Ellen Goodman, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

