



THIS SPACE RESERVED FOR

2019-001717
Klamath County, Oregon
02/25/2019 01:30:01 PM
Fee: \$92.00

After recording return to:
Jessica Rodriguez Dominguez
927 Addison St
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Jessica Rodriguez Dominguez
927 Addison St
Klamath Falls, OR 97601
File No. 275725AM

STATUTORY WARRANTY DEED

Daniel L. Justman and Monica Justman, Trustees, or their Successors in Trust under the Justman Family Trust, dated August 6, 2008 and any amendments thereto,

Grantor(s), hereby convey and warrant to

Jessica Rodriguez Dominguez,

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:

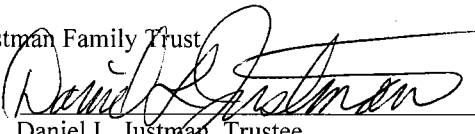
See Attached Exhibit 'A'

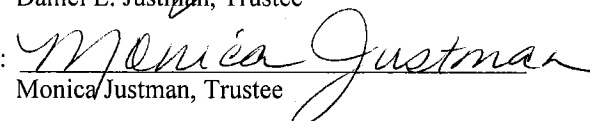
The true and actual consideration for this conveyance is \$155,000.00.

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:

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 20th day of February, 2019

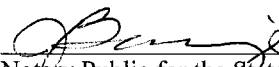
Justman Family Trust
By: 
Daniel L. Justman, Trustee

By: 
Monica Justman, Trustee

State of Oregon} ss.
County of Klamath}

On this 20th day of February, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Daniel L. Justman and Monica Justman known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Justman Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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 Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

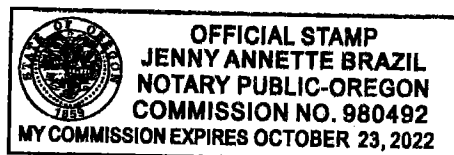


EXHIBIT 'A'

PARCEL 1:

A portion of Lots 1, 13 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55°38' East, 143 feet from the most Southerly corner of said lot; thence North 35°11' West 66.45 feet; thence South 47°32' West, 11.6 feet; thence South 45°38' East, 1.79 feet; thence South 41°27' West 29.85 feet; thence North 66°23' West, 19.63 feet to a point on the line between Lots 13 and 14 of said Block 76, which is North 48°10' East, 98 feet from the common corner of said Lots 13 and 14 on the Northeasterly line of Oregon Avenue; thence North 43°19' West 38.6 feet; thence North 45°35' West, 30 feet, (the last two courses being chords of a curve parallel to Oregon Avenue), to a point on the line between Lots 12 and 13 of said Block 76, which is North 43°10' East, 98 feet from the common corner of said Lots 12 and 13 on the Northeasterly line of Oregon Avenue; thence North 43°10' East, 44.6 feet, along the line between said Lots 12 and 13 to the common corner of said Lots on the Southwesterly line of Lot 4 of said Block 76; thence South 51°42' East, 18.53 feet, along the line between said Lots 4 and 13, to the most Southerly corner of said Lot 4; which point is also the most Westerly corner of Lot 1 of said Block; thence North 43°20' East, 34.93 feet, along the line between said Lots 1 and 4, to the most Northerly corner of said Lot 1, which point is also the most Westerly corner of Lot 2 of said Block; thence South 46°32' East 19 feet, along the line between said Lots 1 and 2; thence South 4°20' East, 28.5; thence South 33°59' East 78.1 feet; thence South 34°38' East, 18.8 feet to a point on the Southeasterly line of said Lot 14, which is North 55°38' East 153.5 feet from the most Southerly corner of said Lot 14; thence South 55°38' West 10.5 feet, along the Southeasterly line of said Lot 14 to the point of beginning.

PARCEL 2:

A portion of Lots 1 and 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Southeasterly line of Lot 14, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, which is North 55°38' East, 153.5 feet from the most Southerly corner of said lot; thence North 55°38' East, 39.48 feet, along the Southeasterly line of Lot 14 and 1 of said Block 76, to the most Easterly corner of said Lot 1, which point is also the most Southerly corner of Lot 2 of said Block; thence North 46°32' West, along the line between said Lots 1 and 2, to a point which is 19 feet from the most Northerly corner of said Lot 1; thence South 4°20' East, 28.5 feet; thence South 33°59' East, 78.1 feet; thence South 34°38' East, 18.8 feet to the point of beginning.