



After recording return to:
Michael D. Simmons
PO Box 2310
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Michael D. Simmons
PO Box 2310
La Pine, OR 97739

File No.: 7064-3192340 (SNB)
Date: February 14, 2019

281992 AM

THIS SPACE RESERVED FOR RECORDER'S USE

2019-002583

Klamath County, Oregon

03/21/2019 12:13:00 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Christopher G. Rojas Herrera, Grantor, conveys and warrants to **Michael D. Simmons**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Attached Exhibit A

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$195,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN:

Statutory Warranty Deed
- continued

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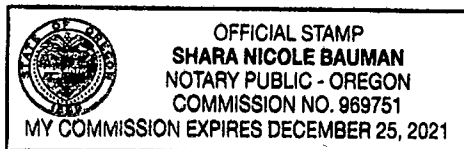
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of March, 2019.


Christopher G. Rojas Herrera

STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 14 day of March, 2019
by **Christopher G. Rojas Herrera**.




Notary Public for Oregon

My commission expires: 12/25/21

Date: February 14, 2019

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EXHIBIT 'A'

LEGAL DESCRIPTION:

A large portion of Lot 2, Land Partition 85-05 also described in Special Warranty Deed 2010-013915 Klamath County Clerk Records and a portion of Tax Lot R-2310-016D0-01700-000 also described in Trustee's Deed

2011-008008 Klamath County Clerk Records, located in the SE1/4 of the SE1/4 of Section 16, Township 23 South, Range 10 East, Willamette Meridian, City of La Pine, Klamath County, Oregon, being more particularly

described as follows:

Commencing from the Northwest corner of Parcel 2, Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239, point also being on the East right of way line of Kurtz Road; thence along said right

of way line South 00°28'17" West 30.00 feet to the true point of beginning; thence leaving said right of way line East 421.67 feet; thence North 60.00 feet; thence East 442.27 feet; thence South 28.56 feet to the Northeast corner of Parcel 2, Land Partition 85-05; thence along the East line of said Parcel 2 South 00°35'30" West 202.22 feet;

thence continuing along the boundary of said Parcel 2 North 89°31'12" West 204.09 feet; thence South 00°35'30"

West 75.00 feet; thence North 89°31'12" West 584.08 feet; thence North 44°24'30" West 70.57 feet; thence North 89°31'12" West 25.00 feet to a point on the East right of way line of Kurtz Road; thence continuing along

said right of way line North 00°28'17" East 188.64 feet to the true point of beginning.

The basis of bearings is based upon the South line of Section 16 from the East 1/16 corner of Section 16 to the Southeast corner of Section 16, Township 23 South, Range 10 East, Willamette Meridian, in Land Partition 85-05, recorded in Klamath County Surveyor's Records as #7239.