

After recording please return to:

Julie M. Ruiz

837 West 3rd Avenue

Eugene, OR 97402

APN: R-3511-1580-03700-000

Mail Tax statements to above.

2019-003543

Klamath County, Oregon



00238322201900035430010012

04/02/2019 08:49:21 AM

Fee: \$82.00

SPECIAL WARRANTY DEED

For and in consideration, the undersigned, **Reuben Cervantes**, hereinafter referred to as Grantor, hereby conveys all rights and title in the following described real estate to **Julie M. Ruiz**, as tenant, hereinafter referred to as Grantee, legally described as:

LEGAL DESCRIPTION: Lot 81, Block 5, Oregon Pines, according to the plat thereof

Situate in the County of **Klamath** in the state of **Oregon**

The Grantor will defend the right and title to the real estate described above against claims against the Grantee arising from, under or through the Grantor only.

The Grantee accepts the real estate in "as is" condition and where presently located including any improvements, structures, easements, or encumbrances. The Grantor makes no representation about the suitability of the real estate for a particular purpose or the conditions therein. The Grantee has had an opportunity for due diligence and is acquiring this property based on Grantee's judgement and inquiry.

If a court of competent jurisdiction finds any provision, clause, or section of this document to be illegal, invalid, or unenforceable as to any circumstance, that finding shall not make the offending provision, clause, or section illegal, invalid, or unenforceable as to any other circumstance. If feasible the offending provision, clause, or section cannot be so modified so that it shall become legal, valid, and enforceable. If the offending provision, clause, or section cannot be so modified, it shall be considered deleted from this document. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision, clause, or section of this document shall not affect the legality, validity, or enforceability of any other provision, clause, or section of this document.

X Reuben Cervantes

Reuben Cervantes

State of Oregon
County of Lane

Sworn and Signed before me this 28th day of March, 2019

Austin B Bennett

Notary Public

02/12/2021

My Commission Expires

