

2019-004078

Klamath County, Oregon



00238995201900040780020021

04/16/2019 04:02:00 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Estela Vallejo
4436 Denver Avenue
Klamath Falls, OR 97603
Grantor

Jesus Valdez-Mendez and
Estela Vallejo-Lopez
4436 Denver Avenue
Klamath Falls, OR 97601
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that ESTELA VALLEJO, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to JESUS VALDEZ-MENDEZ and ESTELA VALLEJO-LOPEZ, husband and wife as Tenants by the Entirety, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Beginning at a point in the Easterly line of Altamont Drive, which lies North 0 degrees 31' West 66.95 feet from the Northwest corner of Tract 18 of CASITAS, running thence North 0 degrees 32' West along the Easterly line of Altamont Drive, a distance of 65 feet, thence South 89 degrees 53' East a distance of 165 feet to a point; thence South 0 degrees 32' East parallel to the center line of Altamont Drive a distance 65 feet, thence North 89 degrees 53' West parallel to the North line of Tract No. 18 of CASITAS, a distance of 165 feet, more or less, to the point of beginning.

Map/Tax R-3909-010DC-03400-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is other than money.

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.

Returned at Counter

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 8th day of April, 2019.

Estela Vallejo López
Estela Vallejo

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on April 8, 2019 by Estela Vallejo, proved to me on the basis of satisfactory evidence to be the person who appeared before me.



[Signature]
Notary Public for Oregon
My Commission Expires: # 10/12/19