



THIS SPACE RESERVED FOR

2019-006729

Klamath County, Oregon

06/14/2019 03:05:01 PM

Fee: \$87.00

After recording return to:

Carlos Julio Soriano and Amanda Soriano

1704 Sargent Avenue

Klamath Falls, OR 97601

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

Carlos Julio Soriano and Amanda Soriano

1704 Sargent Avenue

Klamath Falls, OR 97601

File No. 292820AM

STATUTORY WARRANTY DEED

Eric VanCurler and Patricia VanCurler, Trustees of the VanCurler Family Trust dated November 6, 2012,

Grantor(s), hereby convey and warrant to

Carlos Julio Soriano and Amanda Soriano, 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:

Lots 11 and 12, Block 35, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. ALSO the vacated N1/2 of adjacent Carlyle Avenue as shown in Ordinance No. 02-22, recorded January 8, 2003 in Volume M03, page 1539, Microfilm Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$195,000.00.

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 30 day of May, 2019.

VanCurler Family Trust dated November 6, 2012

By: Eric VanCurler, Trustee
Eric VanCurler, Trustee

By: Patricia VanCurler, Trustee
Patricia VanCurler, Trustee

State of Oregon} ss.
County of Klamath}

On this 30 day of May, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Eric VanCurler and Patricia VanCurler known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the VanCurler Family Trust dated November 6, 2012, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

