



THIS SPACE RESERVED FOR F

2019-007289

Klamath County, Oregon

06/28/2019 10:53:02 AM

Fee: \$87.00

After recording return to:

Bandelio Gonzalez Salas and Veronica Pineda De Salas

3740 Summers Ln

Klamath Falls, OR 97603

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

Bandelio Gonzalez Salas and Veronica Pineda De Salas

3740 Summers Ln

Klamath Falls, OR 97603

File No. 299191AM

STATUTORY WARRANTY DEED

William R. Diekmann and Susan M. Diekmann and Melanie Diekmann, right of survivorship,

Grantor(s), hereby convey and warrant to

Bandelio Gonzalez Salas and Veronica Pineda De Salas, 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:

A parcel of land situated in the SE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies on the Westerly right of way line of Summers Lane South 88 degrees 44' West a distance of 30 feet and North 1 degree 12' West a distance of 5.5 feet from the iron axle which marks the quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 88 degrees 44' West a distance of 367 feet to an iron pin which lies on the Easterly right of way line of U.S.R.S. Lateral F-7; thence North 1 degree 26' West along the Easterly right of way line of Lateral F-7, a distance of 75 feet to an iron pin; thence North 88 degrees 44' East a distance of 367.3 feet to an iron pin which lies on the Westerly right of way line of Summers Lane; thence South 1 degree 12' East along the Westerly right of way line of Summers Lane a distance of 75 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$165,000.00.

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:

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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 21 day of June 2019.

William R. Diekmann

William R. Diekmann

Susan M. Diekmann

Susan M. Diekmann

Melanie Diekmann

Melanie Diekmann

State of Oregon } ss
County of Klamath }

On this 21st day of June, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared William R. Diekmann, Susan M. Diekmann, and Melanie Diekmann, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-19-19

