



THIS SPACE RESERVED FOR

2019-008498

Klamath County, Oregon

07/26/2019 03:24:04 PM

Fee: \$87.00

After recording return to:

Steven W. Law and Shirley K. Law

170 Osprey Glen Lane

Grants Pass, OR 97526-4124

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

Steven W. Law and Shirley K. Law

170 Osprey Glen Lane

Grants Pass, OR 97526-4124

File No. 303385AM

STATUTORY WARRANTY DEED

Frank L. Montoya and Eva Montoya, as Trustees of the Montoya Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Steven W. Law and Shirley K. Law, 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:

**That part of Lot 10, lying West of the Southern Pacific Railroad Right of Way in Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.
EXCEPT the South 330 feet thereof.**

The true and actual consideration for this conveyance is \$179,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 19 day of July, 2019.

Montoya Revocable Living Trust

By: [Signature]
Frank L. Montoya, Trustee

By: [Signature]
Eva Montoya, Trustee

State of Oregon} ss.
County of Klamath}

On this 19 day of July, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Frank L. Montoya and Eva Montoya known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Montoya Revocable Living Trust, 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.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

