



THIS SPACE RESERVED FOR

**2019-008857**

**Klamath County, Oregon**

**08/05/2019 03:50:00 PM**

**Fee: \$87.00**

After recording return to:

Manuel Mendieta III

900 Musick Ave

Modesto, CA 95351

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

Manuel Mendieta III

900 Musick Ave

Modesto, CA 95351

File No. 298795AM

---

**STATUTORY WARRANTY DEED**

**Patrick Murphy,**

Grantor(s), hereby convey and warrant to

**Manuel Mendieta III,**

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:

**The N 1/2 SE 1/4 SW 1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**TOGETHER WITH a non-exclusive easement over the East 60 feet of Government Lot 2 lying South of Highway 140, the East 60 feet of Government Lot 3, and the East 60 feet of the N 1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon for ingress and egress to and from the subject property, created by Deed recorded February 7, 1978 in Volume M78, page 2282, Deed records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$180,000.00.

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**

874411

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 2nd day of August, 2019.

Patrick J. Murphy  
Patrick Murphy

State of Oregon } ss  
County of Clatsop }

On this 2 day of August, 2019, before me,

KAYLA JODEAN BUSS a Notary Public in and for said state, personally appeared Patrick Murphy, 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.

Kayla Jodean Buss  
Notary Public for the State of Oregon  
Residing at: Clatsop  
Commission Expires: Aug 17, 2021

