



**2019-013296**

**Klamath County, Oregon**

11/14/2019 09:54:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Eduardo R. Villaneda and Sebastian Zepeda

3460 Corey Road

Central Point, OR 97502

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

Eduardo R. Villaneda and Sebastian Zepeda

3460 Corey Road

Central Point, OR 97502

File No. 335572AM

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## STATUTORY WARRANTY DEED

**Miji Xie,**

Grantor(s), hereby convey and warrant to

**Eduardo R. Villaneda and Sebastian Zepeda, not as tenants in common but with rights of survivorship,**

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:

**PARCEL 1:**

**Beginning at the Northerly corner of Block 51, in First Addition to the City of Klamath Falls, Oregon; thence Southeasterly along the Easterly line of Block 51 and along the Westerly line of Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 51 feet to the West line of said Block 51; thence Northwesterly parallel with Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street to the place of beginning, being a part of Block 51 in First Addition to the City of Klamath Falls, Oregon.**

**PARCEL 2:**

**Beginning at a point which lies Northwesterly along the Southwesterly line of Sixth Street a distance of 364 feet and Southwesterly at right angles to Sixth Street a distance of 51 feet from the most Easterly corner of Block 51, First Addition; thence Northwesterly parallel to Sixth Street 36 feet; thence Southwesterly at right angles to Sixth Street 20 feet; thence Southeasterly parallel to Sixth Street 36 feet; thence Northeasterly at right angles to Sixth Street 20 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-032AB-11100      412510

**The true and actual consideration for this conveyance is \$30,000.00.**

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 13<sup>th</sup> day of November, 2019.

Miji Xie  
Miji Xie

State of OREGON } ss  
County of Jackson }

On this 13 day of November, 2019, before me, MARION ROSE a Notary Public in and for said state, personally appeared Miji Xie, 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.

Marion Rose  
Notary Public for the State of OREGON  
Residing at: ASHLAND, OR  
Commission Expires: 11-9-20

