



THIS SPACE RESERVED FOR

2019-013797

Klamath County, Oregon

11/26/2019 09:10:01 AM

Fee: \$92.00

After recording return to:

Edgar Renee Garcia Capristo

3950 Homedale Rd #44

Klamath Falls, OR 97603

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

Edgar Renee Garcia Capristo

3950 Homedale Rd #44

Klamath Falls, OR 97603

File No. 334279AM

STATUTORY WARRANTY DEED

Douglas E. Neil and Beverly G. Neil, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Edgar Renee Garcia Capristo,

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:

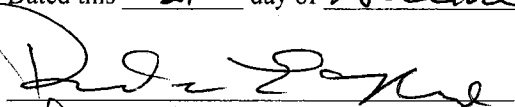
See Attached Exhibit 'A'

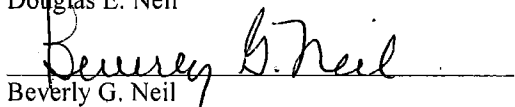
The true and actual consideration for this conveyance is \$50,000.00.

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.

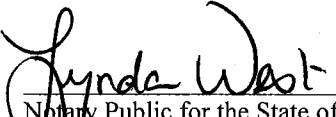
Dated this 21 day of November 2019.


Douglas E. Neil


Beverly G. Neil

State of Oregon } ss
County of Klamath }

On this 21 day of November, 2019, before me, LYNDA WEST a Notary Public in and for said state, personally appeared Douglas E. Neil and Beverly G. Neil, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

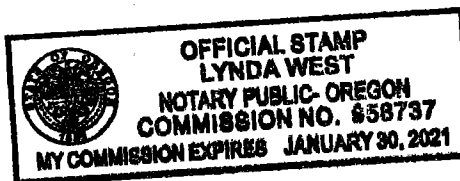


EXHIBIT 'A'

File No. 334279AM

That portion of the N1/2 SW1/4; Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89° 49' West along the quarter line a distance of 976.04 feet and South 6° 02' West 510.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence continuing South 6° 02' West 270.00 feet to an iron pin; thence North 89° 49' West 541.6 feet to an iron pin which lies on the Easterly right of way line of The New Dalles-California Highway; thence North 11° 36' West following the Easterly right of way line of The New Dalles-California Highway 274.37 feet to an iron pin; thence South 89° 49' East 625.1 feet, more or less, to the point of beginning.

Excepting therefrom: That parcel of land located in the NE1/4 SW1/4, Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon and being approximately the South half of the property described in Volume M79 page 3138 records of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin which is the Southeast corner of that tract of land described in Volume M79 page 3138, records of Klamath County, Oregon, said iron pin being the following two bearings and distance from the iron pin marking the center of Section 7 of said township and range, North 89°49' West 976.04 feet, along the East-West center of Section 7 and South 06°02' West 780.3 feet; thence from said iron pin North 89°49' West along the Southerly line of said parcel 541.6 feet to an iron pin on the Easterly right of way line of the new Dalles-California Highway; thence North 11°36' West along the Easterly right of way of said Highway 137.18 feet to a point; thence South 89°49' East 583.37 feet to a point on the Easterly line of the Parcel described in M79 page 3138; thence South 06°02' West along said Easterly line 135.00 feet to the point of beginning.