



2020-001096  
Klamath County, Oregon  
01/28/2020 09:46:05 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carlos Sanchez and Drucilla Sanchez

16000 S Poe Valley Rd

Klamath Falls, OR 97603

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

Carlos Sanchez and Drucilla Sanchez

16000 S Poe Valley Rd

Klamath Falls, OR 97603

File No. 302274AM

### STATUTORY WARRANTY DEED

**Taylor E. High, Trustee of the Taylor E. High Inheritance Trust Instrument uid January 22, 2019,**

Grantor(s), hereby convey and warrant to

**Carlos Sanchez and Drucilla Sanchez, 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:

**All that portion of Parcel 2 of Land Partition 56-93, said Land Partition being a partition of Parcel 2 of Land Partition 47-91, and being situated in the W1/2 SW1/4 of Section 13 and the S1/2 of Section 14, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the intersection of the Poe Valley Branch Canal with the West line of Lot 8, Section 14, Township 39 South, Range 10 East of the Willamette Meridian, in Oregon; thence running Easterly along the Northerly line of said canal 603 feet more or less to the South line of the Poe Valley Road; thence Westerly along the South line of said road 550 feet more or less to the Westerly line of Lot 8; thence Southerly to the place of beginning.**

**And further described as follows:**

**A tract of land situated in Government Lot 8 in Section 14, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**that portion of said Government Lot 8 lying South of South Poe Valley Road and North of the USBR "F" Canal.**

The true and actual consideration for this conveyance is \$20,000.00.

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<sup>st</sup> day of JAN., 2020.

The Taylor E. High Inheritance Trust

By: Taylor E. High  
Taylor E. High, Trustee

State of Oregon } ss  
County of Klamath }

On this 21<sup>st</sup> day of January, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Taylor E. High, Trustee of the Taylor E. High Inheritance Trust Instrument uid January 22, 2019, 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 8-30-21

