

**2020-002454****Klamath County, Oregon**

02/28/2020 09:43:34 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Veronica G. Valadez

P.O. Box 267

Merrill, OR 97633

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

Veronica G. Valadez

P.O. Box 267

Merrill, OR 97633

File No. 347534AM

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**STATUTORY WARRANTY DEED****Richard S. Sardo,**

Grantor(s), hereby convey and warrant to

**Veronica G. Valadez,**

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:

**A parcel of land situate in Tract 36, MERRILL TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Commencing at the Northwest corner of the S1/2 of said Tract 36; thence East along the North line of the S1/2 of said Tract 36, 116.075 feet to the true point of beginning; thence continuing East along said North line 116.075 feet, more or less, to a point; thence South parallel to the West line of Tract 36 132.5 feet to a point; thence West parallel to the North line of Tract 36 116.075 feet, more or less, to a point; thence North parallel to the West line of Tract 36, 132.5 feet more or less, to the point of beginning.**

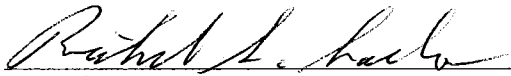
The true and actual consideration for this conveyance is \$73,000.00.

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 28th day of Feb, 2020.

  
Richard S. Sardo

State of Oregon } ss  
County of Klamath }

On this 28th day of Feb., 2020, before me, Deborah Anne Sinnock a  
Notary Public in and for said state, personally appeared Richard S. Sardo, 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 County, Oregon  
Commission Expires: 8-30-21

