



THIS SPACE RESERVED FOR

2020-002989

Klamath County, Oregon

03/10/2020 10:13:03 AM

Fee: \$87.00

After recording return to:

Agustin Rodriguez

5161 Wocus Rd

Klamath Falls, OR 97601

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

Agustin Rodriguez

5161 Wocus Rd

Klamath Falls, OR 97601

File No. 354914AM

STATUTORY WARRANTY DEED

Giuseppe Viselli,

Grantor(s), hereby convey and warrant to

Agustin Rodriguez,

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 ONE

A parcel of land lying in Lot 6 Block 106, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath State of Oregon, described as follows:

Beginning at the Northerly corner of said Lot 6, Block 106, BUENA VISTA ADDITION, to the City of Klamath Falls, Oregon; thence Southwesterly on the Northwesterly line of Lot 6, 119.3 feet; thence Southeasterly on a line radial to the curve of California Avenue a distance of 32 feet; thence Northeasterly 106 feet, more or less to the Southwesterly line of Gobi Street at a point 36 feet Southeast from the point of beginning; thence Northwesterly along the Southwesterly line of Gobi Street 36 feet to the point of beginning, LESS portion conveyed to State of Oregon by and through its State Highway Commission by deed recorded in Deed Volume 287 Page 464, deed records of Klamath County, Oregon.

PARCEL TWO

A parcel of land lying in Lot 5, Block 106, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, and being a portion of that property described in that certain deed to State of Oregon, by and through its State of Highway Commission, recorded in Book 284 Page 346; the said parcel being that portion of said Lot 5, lying Southeasterly of a line which is parallel to and 20 feet Northwesterly of the Southeasterly line of said Lot 5, and lying Easterly of a line which is parallel to and 60 feet Easterly of the center line of the relocated Dalles-California Highway, which center line is described in said State of Oregon deed.

The true and actual consideration for this conveyance is \$32,500.00.

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 9 day of March, 2020

Giuseppe Viselli
Giuseppe Viselli

State of Oregon
County of Klamath

On this 9 day of March, 2020, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Giuseppe Viselli, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: Dec. 17, 2021

