



2020-005002

Klamath County, Oregon

04/20/2020 03:24:32 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Ana Karen Romero Moreno

8333 E Highway 140

Klamath Falls, OR 97603

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

Ana Karen Romero Moreno

8333 E Highway 140

Klamath Falls, OR 97603

File No. 326123AM

STATUTORY WARRANTY DEED

Timothy M. McFall and Donna M. McFall, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Ana Karen Romero Moreno, married woman,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$560,000.00.

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 13 day of April, 2020.

Timothy M. McFall
Timothy M. McFall

Donna M. McFall
Donna M. McFall

State of Oregon } ss
County of Jackson }

On this 13th day of April, 2020, before me, Nathaniel Lynn Schol a Notary Public in and for said state, personally appeared Timothy M. McFall and Donna M. McFall, 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: Reich, Oregon
Commission Expires: 03-21-2022

ALL-PURPOSE ACKNOWLEDGMENT

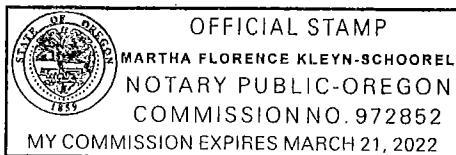
State of Oregon

County of Jackson

On April 13, 2020 before me, Martha Florence Kleyn-Schoorel
DATE NAME OF NOTARY PUBLIC

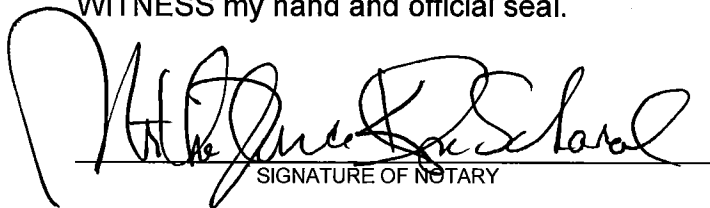
personally appeared Timothy M. McFall and Donna M. McFall
NAME(S) OF SIGNER(S)

☐ personally known to me OR ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Place Notary Seal or Stamp Here


SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

Statutory Warranty Deed
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

April 13, 2020
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT "A"

Parcel 3 of Major Land Partition No. 36-89, situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in Lot 4, JUNCTION ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwesterly corner of Parcel 1 of Major Land Partition No. 36-89 on the Southerly line of said Lot 4, being North 71° 16' 48" West 484.74 feet from the Southeasterly corner of said Lot 4; thence following along the boundaries of Parcels 1 and 2 of said Land Partition No. 36-89, North 10° 00' 00" East 347.80 feet, South 82° 39' 00" East 112.57 feet and North 07° 21' 00" East, 301.05 feet to the North line of said Lot 4; thence South 89° 54' 00" West 378.42 feet to the Northwest corner of said Lot 4; thence South 00° 01' 00" East 569.20 feet to the Southwesterly corner of said Lot 4; thence South 71° 16' 48" East 177.06 feet, more or less, to the point of beginning.

Excepting Therefrom a Tract of land being a portion of Parcel 2 of "Major Land Partition 6-89" and a portion of Parcel 3 of "Major Land Partition 36-89", situated in the W1/2 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Westerly corner common to said Parcels 2 and 3; thence South 00°01'00" East, along the West line of said Parcel 3, 2.00 feet; thence, leaving the said west line, North 88°50'59" East 90.10 feet; thence North 80°28'08" East 115.87 feet, thence South 76°50'26" East 62.65 feet, thence South 86°55'32" East 112.97 feet to a point on the East line of said Parcel 3; thence North 07°21'00" East, along the said East line, 2.01 feet to a point on the line common to said Parcels 2 and 3; thence, along the boundary of said parcel 2, North 89°54'00" East 528.27 feet, North 00°10'47" East 46.13 feet, North 57°00'00"W 198.86 feet, on the arc of a curve to the right (radius equals 700.00 feet and central angle equals 13°49'00") 315.61 feet, South 89°54'00" West 610.96 feet and South 00°01'00 East 263.00 feet to the point of beginning, more or less, with bearings based on record of survey 4890 on file at the office of the Klamath County Surveyor.

Together with a tract of land being a portion of Parcel 2 of "Major Land Partition 6-89" and a portion of Parcel 3 of "Major Land Partition 36-89", situated in the W1/2 NE1/4 of Section 7, T39S, R10EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the west line of said Parcel 3, from which the most Westerly corner common to said Parcels 2 and 3 bears North 00°01'00" West 2.00 feet; thence North 88°50'59" East 90.10 feet; thence North 80°28'08" East 115.87 feet; thence South 76°50'26" East 62.65 feet; thence South 86°55'32" East 112.97 feet to a point on the boundary of said Parcel 3; thence, along the boundary of said Parcel 3, South 07°21'00" West 299.04 feet, North 82°39'00" West 112.57 feet, South 10°00'00" West 347.80 feet, North 71°16'48" West 177.06 feet and North 00°01'00" West 567.20 feet to the point of beginning, more or less, with bearings based on record of Survey 4890 on file at the office of the Klamath County Surveyor.