



2020-005435

Klamath County, Oregon

04/29/2020 02:26:57 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ricardo Sanchez and Viridiana Sanchez

3055 Patterson Street

Klamath Falls, OR 97603

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

Ricardo Sanchez and Viridiana Sanchez

3055 Patterson Street

Klamath Falls, OR 97603

File No. 355113AM

### STATUTORY WARRANTY DEED

**David Robatcek, Initial Trustee of the Robatcek 2011 Revocable Trust uad February 18, 2011,**

Grantor(s), hereby convey and warrant to

**Ricardo Sanchez and Viridiana 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:

**Lot 31 of VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Also a strip of land located in the NW1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the 3/8 inch iron pin marking the Northwest corner of Lot 31, VALLEY VIEW SUBDIVISION, a duly recorded subdivision plat; thence North 0° 13' West along the East right of way line of Patterson Street a distance of 15.0 feet to the centerline of the Enterprise Irrigation Canal; thence North 73° 49' East along the centerline of said canal a distance of 124.82 feet to the East line of said VALLEY VIEW SUBDIVISION; thence South 0° 13' East along the East line of said subdivision a distance of 15.0 feet to the Northeast corner of said Lot 31; thence South 73° 49' West along the North line of said Lot 31 a distance of 124.82 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$287,500.00.

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:

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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 28<sup>th</sup> day of April, 2020.

The Robatcek 2011 Revocable Trust uad February 18, 2011

By: DR  
David Robatcek, Initial Trustee

State of Oregon } ss.  
County of Clatsop }

On this 28 day of April, 2020, before me, Melissa B. Cook a Notary Public in and for said state, personally appeared David Robatcek known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Robatcek 2011 Revocable Trust uad February 18, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MCSOK  
Notary Public for the State of Oregon  
Residing at: Clatsop  
Commission Expires: 3/15/22

