

FIRST AMERICAN

3416509 L.O.



After recording return to:
Marjorie G. Ramirez
4631 Bristol Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Marjorie G. Ramirez
4631 Bristol Avenue
Klamath Falls, OR 97603

File No.: 7000-3416509 (clb)
Date: March 06, 2020

THIS SPACE RESERVED FOR RECORD

2020-006071

Klamath County, Oregon

05/15/2020 01:51:42 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

David Komorowski and Mary E. Schubert, as tenants by the entirety, Grantor, conveys and warrants to **Marjorie G. Ramirez, a married woman as her sole and separate property**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" attached

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$209,000.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: 7000-3416509 (clb)

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.

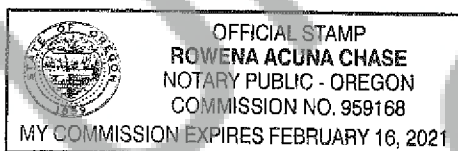
Dated this 14 day of April, 2020.


David Komorowski


Mary E. Schubert

STATE OF OREGON)
County of CLATSOP) ss.
)

This instrument was acknowledged before me on this 14 day of April, 2020
by **David Komorowski and Mary E. Schubert.**




Notary Public for
My commission expires: 2/16/2021

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 28 in Block 6 of BUREKER PLACE, SECOND ADDITION, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Unofficial
Copy