



THIS SPACE RESERVED FO

2020-006370
Klamath County, Oregon
05/22/2020 01:38:40 PM
Fee: \$87.00

After recording return to:
Alberto Valenzuela and Isabel Valenzuela
2043 Lavey St
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Alberto Valenzuela and Isabel Valenzuela
2043 Lavey St
Klamath Falls, OR 97601
File No. 365602AM

STATUTORY WARRANTY DEED

Christina Hunter and Jason Hunter, as Tenants by the Entirety and Carol Rogers and Jerald Rogers, as Tenants by the Entirety, all with rights of survivorship , and also Carol A. Rogers and Jerald S. Rogers, as Trustees of the Jerald and Carol Rogers 2007 Trust UAD October 2, 2007,

Grantor(s), hereby convey and warrant to

Alberto Valenzuela and Isabel Valenzuela, husband and wife,

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 portion of Lots 7 and 8, Block 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, 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 Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 160 feet to the true point of beginning; thence Northwesterly, parallel with Haskin Street, 100 feet to the North boundary of said Lot 8; thence Southwesterly, along the North boundary of said Lot 8, 55 feet to a point; thence Southeasterly, parallel with Haskin Street, 100 feet to a point on the South line of said Lot 7; thence Northeasterly along said South line 55 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$245,000.00.

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:

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 21 day of May, 2020

Christina Hunter
Christina Hunter

Jason Hunter
Jason Hunter

Jerald Rogers
Jerald Rogers

Carol Rogers
Carol Rogers

Jerald and Carol Rogers 2007 Trust

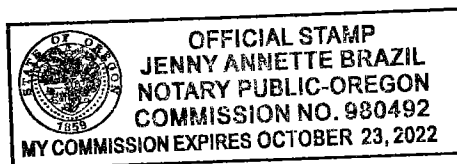
By: Jerald S. Rogers
Jerald S. Rogers, Trustee

By: Carol A. Rogers
Carol A. Rogers, Trustee

State of Oregon } ss
County of Klamath

On this 21 day of May, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Christina Hunter and Jason Hunter, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022



State of Oregon } ss
County of Klamath

On this 21 day of May, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Jerald Rogers, aka Jerald S. Rogers and Carol Rogers, aka Carol A. Rogers, individually and as Trustees of the Jerald and Carol Rogers 2007 Trust, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

