



THIS SPACE RESERVED FOR

2020-006775

Klamath County, Oregon

06/02/2020 02:38:51 PM

Fee: \$87.00

After recording return to:

Gregorio Lucas Fuentes Garcia and Adelaida de Dios

2323 South Sixth St.

Klamath Falls, OR 97603

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

Gregorio Lucas Fuentes Garcia and Adelaida de Dios

2323 South Sixth St.

Klamath Falls, OR 97603

File No. 373606AM

STATUTORY WARRANTY DEED

**Todd W. Fritch and Carol L. Fritch,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Gregorio Lucas Fuentes Garcia and Adelaida de Dios, but with Rights of Survivorship,

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 tract of land described as follows: The Easterly portion of the fractional NW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, mentioned on Page 545 of Volume 94 of deed records of Klamath County, Oregon and more particularly described as follows:

Beginning at a point South 0°07' East a distance of 400 feet from a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pin in the South line of the Oregon California and Eastern Railroad right of way which lies 16.3 feet West and 540 feet North 0°15' West of the Northeast corner of the SW1/4 SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian and running thence South 89°53' West a distance of 97.9 feet to a point; thence South 0°07' East a distance of 98.7 feet to a point on the North line of Second Avenue; thence South 89°17' East along the North line of Second Avenue a distance of 97.9 feet to a point; thence North 0°07' West a distance of 100 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$45,000.00.

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 1 day of June, 2020

Todd W. Fritch
Todd W. Fritch

Carol L. Fritch
Carol L. Fritch

State of Oregon } ss
County of Klamath }

On this 1 day of June, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Todd W. Fritch and Carol L. Fritch**, 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

