



2020-006851

Klamath County, Oregon

06/04/2020 01:46:55 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Amelia J. Sterling and Robert Sterling

P.O. Box 1042

Honolulu, HI 96808

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

Amelia J. Sterling and Robert Sterling

P.O. Box 1042

Honolulu, HI 96808

File No. 369418AM

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### STATUTORY WARRANTY DEED

**Martin Cerrillo-Garcia,**

Grantor(s), hereby convey and warrant to

**Amelia J. Sterling and Robert Sterling, wife and husband,**

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:

**See attached Exhibit "A"**

The true and actual consideration for this conveyance is \$156,000.00.

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:

97  
971

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 29 day of May, 2020

Martin Cerrillo-Garcia  
Martin Cerrillo-Garcia

State of Oregon } ss  
County of Klamath }

On this 29 day of May, 2020, before me, Melissa R. Cook a Notary Public in and for said state, personally appeared Martin Cerrillo-Garcia, 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.

MPROCK  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22



## EXHIBIT "A"

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of the NE1/4 SE1/4 of Section 2, Township 39 South of Range 9 East of the Willamette Meridian, approximately 480 feet South of the quarter corner on the East line of said Section; thence along the said South bank or line of said ditch, North 61°18' West a distance of 87 feet; North 70°38' West a distance of 524 feet; thence South 79°21' South a distance of 51 feet; thence South 39°14' West a distance of 68 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin; thence South 93 feet to an iron pin; thence East 235 feet, more or less, to said East line of said Section 2; thence North along said section line a distance of 262 feet, more or less, to the point of beginning, situate in the NE1/4 of SE1/4 of said Section 2; saving and excepting for roadway purposes a strip of land 30 feet wide East and West along the East line of said above described tract.

### EXCEPTING THEREFROM:

A parcel of land situated in the E1/2 NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South bank of the Enterprise Irrigation District Ditch where it crosses the East line of NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon approximately 480 feet South of the quarter corner of the East line of said Section; thence along the said South line of bank of said ditch, North 61°18' West a distance of 87 feet; thence North 70°38' West a distance of 524 feet; thence South 79°21' West a distance of 51 feet; thence South 39°14' West a distance of 60 feet to a point on the Easterly line of Bailey Tracts No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence following said line South 0°19' West a distance of 322.5 feet to an iron pin; thence East 430.4 feet to an iron pin marking the most Northerly corner of Lot 3, Block 1, Bel Aire Gardens; thence continuing East a distance of 75.0 feet to a point; thence North 0°14'30" West a distance of 100.0 feet to a point; thence East a distance of 160.0 feet to a point on the East line of said Section 2; thence North along said Section line to the point of beginning.

EXCEPTING the Easterly 30 feet thereof lying within the Right-of-Way of Madison Street.

ALSO EXCEPTING THEREFROM A parcel of land situated in the East 1/2, Northeast 1/4 Southeast 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the Westerly line of Madison Street, said point being North 0°14' 30" West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North 0°04' West a distance of 1,340.2 feet South 89°13' West a distance of 30.0 feet and North 0°14'30" West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South 0°14'30" East along the Westerly line of Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence West parallel with the North line of BELAIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a 1/2 inch iron pin; thence North 0°14'30" West parallel with Madison Street a distance of 100.00 feet to a 1/2 inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS SUBDIVISION and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.