



THIS SPACE RESERVED FOR

2020-008880

Klamath County, Oregon

07/20/2020 02:40:48 PM

Fee: \$87.00

After recording return to:

Jose Luis Loza III and Jamie Shay Loza

PO Box 101

Alturas, CA 96101

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

Jose Luis Loza III and Jamie Shay Loza

PO Box 101

Alturas, CA 96101

File No. 368678AM

STATUTORY WARRANTY DEED

**Terrance Ray Breiner and Judith Lynn Breiner,
as Trustees of the Ray and Judy Breiner Trust dated September 6, 2018,**

Grantor(s), hereby convey and warrant to

Jose Luis Loza III and Jamie Shay Loza, 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 16 in Block 4 of SECOND ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3809-036DC-06100

The true and actual consideration for this conveyance is \$205,500.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 7 day of July, 2020.

Terrance Ray Breiner and Judith Lynn Breiner, Trustees of the Ray and Judy Breiner Trust Dated September 6, 2018

Terrance Ray Breiner
Terrance Ray Breiner, Trustee

Judith Lynn Breiner
Judith Lynn Breiner, Trustee

State of Oregon} ss.
County of Klamath}

On this 7 day of July, 2020, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Terrance Ray Breiner and Judith Lynn Breiner known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Ray and Judy Breiner Trust dated September 6, 2018, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon»

Residing at: Klamath

Commission Expires: 10/1/2023

