



THIS SPACE RESERVED FOR

2020-009748
Klamath County, Oregon
08/06/2020 01:59:34 PM
Fee: \$87.00

After recording return to:
Lisa Palacios and Marc Castellanos
832 Michelle Ave
Ashland, OR 97520

Until a change is requested all tax statements shall be
sent to the following address:
Lisa Palacios and Marc Castellanos
Same as above

File No. 388944AM

STATUTORY WARRANTY DEED

Jennifer Lee Ryan,
Grantor(s), hereby convey and warrant to

Lisa Palacios and Marc Castellanos, not as Tenants in Common 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:

- PARCEL 1:
- The S1/2 E1/2 SE1/4 of Section 19, Township 35 South, Range 11 East of the Willamette Meridian, Klamath
County, Oregon.
- PARCEL 2:
- The E1/2 SW1/4 SE1/4 of Section 19, Township 35 South, Range 11 East of the Willamette Meridian,
Klamath County, Oregon.

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

3511-01900-02700
3511-01900-02800

The true and actual consideration for this conveyance is \$98,000.00.
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:

"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 4th day of August 2020

Jennifer Lee Ryan Jennifer Lee Ryan

State of Nevada } ssCounty of Clark } On this 4th day of August, 2020, before me, a Notary Public in and for said state, personally appeared Jennifer Lee Ryan, ~~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.

Lisa Balas Notary Public for the State of ~~OR~~ Residing at: Commission Expires: Nevada Las Vegas 2-4-2024

