



2020-013388

Klamath County, Oregon

10/16/2020 03:30:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Trent Kady Dean

6048 Climax Ave

Klamath Falls, OR 97603

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

Trent Kady Dean

6048 Climax Ave

Klamath Falls, OR 97603

File No. 383406AM

### STATUTORY WARRANTY DEED

**Scott Figueroa and Mary Lynn Figueroa, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Trent Kady Dean,**

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:

**Beginning at a point which is 1,097.5 feet Northerly and 990.0 feet Easterly of the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, also known as Saylor's corner; thence South 89° 58' East 65.0 feet; thence North 00°02' East, 100.0 feet to a point on the Southerly boundary of Climax Street; thence North 89°58' West along the Southerly boundary of Climax Street 65.0 feet; thence South 00°02' West 100.0 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$140,000.00.

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 9 day of October, 2020

Scott Figueroa  
Scott Figueroa

Mary Lynn Figueroa  
Mary Lynn Figueroa

State of Oregon } ss  
County of Klamath }

On this 9 day of October <sup>(m)</sup>, 2020, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Scott Figueroa and Mary Lynn Figueroa, 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.

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

