

## THIS SPACE RESERVED FOR

2020-014781

Klamath County, Oregon 11/12/2020 04:03:01 PM

Fee: \$87.00

After recording return to:
Robert Castro Jr. and Alissa Castro
990 Georgia St.
Imperial Beach, CA 91932
Until a change is requested all tax statements shall be sent to the following address:
Robert Castro Jr. and Alissa Castro
990 Georgia St.
Imperial Beach, CA 91932
File No. 405960AM

## STATUTORY WARRANTY DEED

## Aaron C. Merickel and Emily M. Merickel,

Grantor(s), hereby convey and warrant to

## Robert Castro Jr. and Alissa Castro, 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 5 in Block 1 of TRACT 1091 LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

The true and actual consideration for this conveyance is \$347,450.00.

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	/0	day of	IVOVE	207 C
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Aaron C Merickel

Emily M Mørickel

State of Oregon } ss County of Klamath}

On this <u>()</u> day of November, 2020, before me, <u>()</u> Ario Shiff of November, 2020, before me, and ario Shiff of November, 2

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires: May 16 2022

OFFICIAL STAMP
CHRIS ALLAN JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 974671
COMMISSION EXPIRES MAY 16, 2022