

2020-014875

Klamath County, Oregon



00269152202000148750010012

11/16/2020 10:01:36 AM

Fee: \$82.00

WARRANTY DEED

Frank Ramirez, Trustee
Grantor

Reginald Ramirez
554 N. Morada
West Covina, CA 91790
Grantee

After recording return to: Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that FRANK RAMIREZ, Trustee, Trustee of the Frank Ramirez Revocable Living Trust, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to Reginald Ramirez, hereinafter called Grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Located at 39752 Kugler Way, Chiloquin, Oregon 97624 and legally described as:

Lot 23 in Block 7, OREGON SHORES SUBDIVISION, TRACT # 1053, in the County of Klamath, State of Oregon, as shown on the map filed on October 3, 1973, in Volume 20, Pages 21 & 22 of MAPS, in the office of the County recorded of said county.

Map/Tax R-3507-006AC-04900-000

and will warrant and defend the same against all persons who may lawfully claim the same,

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the sum of \$39,000.00

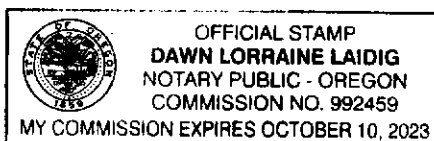
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

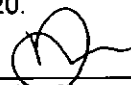
Dated this 10th of November, 2020.


Frank Ramirez, Trustee

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Frank Ramirez, Trustee, and acknowledged the foregoing instrument to be his voluntary act and deed this 10th day of November, 2020.



Before me: 
Notary Public for Oregon
My Commission expires: 10/10/23