



2020-015183
 Klamath County, Oregon
 11/20/2020 09:58:01 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Mark Rocha
 3727 Wilshire Lane
 Eugene, OR 97405

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

Mark Rocha
 3727 Wilshire Lane
 Eugene, OR 97405
 File No. 417383AM

STATUTORY WARRANTY DEED

Donna S. Reisinger,

Grantor(s), hereby convey and warrant to

Mark Rocha,

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 in the E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 88° 57' East 195 feet, and thence North 0° 35' West 240 feet from the Southwest corner of the SE1/4 NW1/4 of Section 2; thence North 0° 35' West along the East edge of a strip of land deeded to Klamath County for road purposes, a distance of 124.78 feet thence North 89° 45' East 135 feet to the East line of the E1/2 W1/2 W1/2 SE1/4 NW1/4 of said Section 2; thence South 0° 35' East along said East line a distance of 124.78 feet; thence South 89° 45' West 135 feet to the point of beginning being a parcel of land in the E1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$185,000.00.

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:

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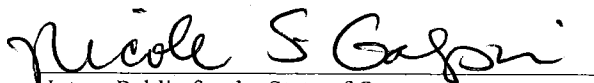
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19 day of November, 2020


Donna S. Reisinger

State of Oregon } ss
County of Klamath }

On this 19 day of November, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Donna S. Resinger, 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.


Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5/22/2023

