



2020-015219

Klamath County, Oregon

11/20/2020 01:27:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Phyllis J. Bundy, Trustee

410 Old Fort Rd.

Klamath Falls, OR 97601

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

Phyllis J. Bundy, Trustee

410 Old Fort Rd.

Klamath Falls, OR 97601

File No. 417164AM

STATUTORY WARRANTY DEED

Phyllis Valdez The Successor Trustee (s) of the Maria Natividad Valdez Trust,

Grantor(s), hereby convey and warrant to

Phyllis J. Bundy, Trustee of the Bundy Revocable Living Trust, dated November 25, 2008

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 bears North 89°10' West along the East-West quarter line of Section 28, Township 38 South, Range 9 East, Willamette Meridian, a distance of 1989.34 feet and thence South 15°13' East 980.25 feet from the quarter section corner common to Sections 28 and 27 in said Township and Range and running thence South 15°13' East a distance of 366.4 feet to a point on the Northerly right of way line of the Old Fort Klamath Road; thence North 46°29' East along said Northerly right of way line a distance of 135 feet to a point; thence North 15°13' West a distance of 366.4 feet to a point; thence South 46°29' West a distance of 135 feet to the point of beginning. Said Tract being in the NW1/4 SE1/4 of Section 28, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$120,000.00.

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:

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 20th day of November, 2020

The Maria Natividad Valdez Trust

By: [Signature]
Phyllis Valdez, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 20th day of November, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Phyllis Valdez, Successor Trustee of the Maria Natividad Valdez Trust, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

