



THIS SPACE RESERVED FOR

**2020-016209**

**Klamath County, Oregon**

12/11/2020 02:37:02 PM

Fee: \$87.00

After recording return to:

Deyci Reyes and Tereso Reyes

4701 Sturdivant Ave

Klamath Falls, OR 97603

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

Deyci Reyes and Tereso Reyes

4701 Sturdivant Ave

Klamath Falls, OR 97603

File No. 415958AM

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### STATUTORY WARRANTY DEED

**PoMo Properties Inc., an Oregon corporation,**

Grantor(s), hereby convey and warrant to

**Deyci Reyes and Tereso Reyes, Each as to an undivided One 1/2 interest,**

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 16 in Block 6, of Tract No. 1025, WINCHESTER, 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 \$244,000.00.

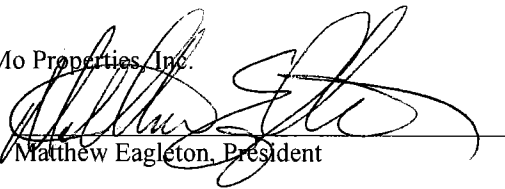
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and  
those shown below, if any:

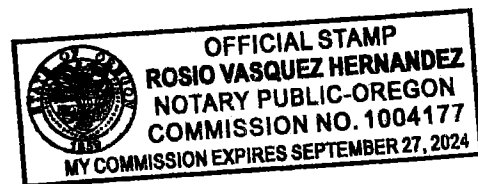
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10<sup>th</sup> day of December, 2020.

PoMo Properties, Inc.

By:

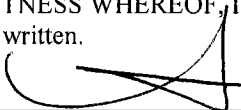
  
Matthew Eagleton, President



State of Oregon}ss.  
County of Klamath}

On this 10<sup>th</sup> day of December, 2020, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared **Matthew Eagleton** known to me to be the **President of the PoMo Properties, Inc. Corporation**, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he/she executed the foregoing in said Corporation name.

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 County  
Commission Expires: Sept 27, 2024