

After recording return to:  
First American Title  
395 SW Bluff Drive, Suite 100  
Bend, OR 97701



After recording return to:  
Eugene Young and Amanda Young  
10535 split rail road  
La pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Eugene Young and Amanda Young  
10535 split rail road  
La pine, OR 97739

File No.: 7064-3653746 (tb)  
Date: January 11, 2021  
435423AM

2021-000924

Klamath County, Oregon

01/20/2021 01:52:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Edelmira Reyes**, Grantor, conveys and warrants to **Eugene Young and Amanda Young as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**Lot 16 in Block 2 of Tract 1098 - Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$53,500.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed  
- continued

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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 20 day of January, 2021.

*Edelmira Reyes*  
Edelmira Reyes

STATE OF Oregon )  
County of Deschutes ) ss.  
~~Klamath~~ )

This instrument was acknowledged before me on this 20 day of January, 2021 by **Edelmira Reyes**.

*Tiffany Benaway*  
Notary Public for Oregon  
My commission expires: 3/27/22

