



2021-002946

Klamath County, Oregon

03/01/2021 08:49:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Christian Guerra Mellin

5305 Truman

Pasco, WA 99302

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

Christian Guerra Mellin

5305 Truman

Pasco, WA 99302

File No. 417188AM

STATUTORY WARRANTY DEED

Russell J. Anderson,

Grantor(s), hereby convey and warrant to

Christian Guerra Mellin,

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:

Parcel 1

N1/2 of the N1/2 of the NE1/4 of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2

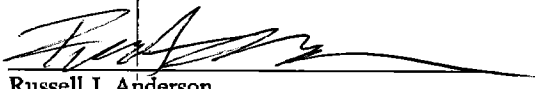
The NW1/4 of the SE1/4 and the SW1/4 of the SE1/4 of Section 24, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$88,000.00.

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 19 day of February, 2021.



Russell J. Anderson

State of Washington ss
County of Kittitas }

On this 19 day of February, 2021, before me, Mindy N Cobb
a Notary Public in and for said state, personally appeared Russell J Anderson, 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.

Mindy N Cobb
Notary Public for the State of Washington
Residing at: Ch Ellet
Commission Expires: 8/15/2024

