



2021-003136
 Klamath County, Oregon
 03/02/2021 02:16:01 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
 Cynthia Frazier and Dwayne Frazier
 3903 Bismark Ave.
 Caldwell, ID 83605

Until a change is requested all tax statements shall be sent to the following address:
 Cynthia Frazier and Dwayne Frazier
 3903 Bismark Ave.
 Caldwell, ID 83605
 File No. 439336AM

STATUTORY WARRANTY DEED

Antonio Arias Nava,

Grantor(s), hereby convey and warrant to

Cynthia Frazier and Dwayne Frazier, as Tenants by the Entirety,

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 2 of Minor Land Partition No. 24-88, situated in Government Lots 6 and 11 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

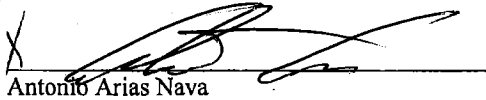
Beginning at point on the East line of Minor Land Partition 36-83, South 00°09' 35" West 172.09 feet from the Northeast corner of said Parcel 3, the N1/4 corner of said Section 18 bears North 00°09' 35" East 1454.85 feet; thence South 89°06' 14" West 490.31 feet to the West line of said Parcel 3; thence South 00°54' 18" East, along said West line, 172.09 feet; thence North 89°06' 14" East 487.11 feet to a point on the East line of said Parcel 3; thence North 00° 09' 35" East 172.12 feet to the point of beginning, with bearings based on the survey of Minor Land Partition No. 24-88.

The true and actual consideration for this conveyance is \$40,000.00.

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:

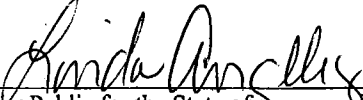
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 25th day of February, 2021.

X 
Antonio Arias Nava

State of Texas } ss
County of ector }

On this 25th day of February, 2021, before me, Linda Anglley a Notary Public in and for said state, personally appeared Antonio Arias Nava, 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 Texas
Residing at: 309 east 89 Odessa, TX
Commission Expires: 5-26-23

