



2021-003382

Klamath County, Oregon

03/05/2021 02:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Henry Alvarez

13306 First Ave. SE

Everett, WA 98208

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

Henry Alvarez

13306 First Ave. SE

Everett, WA 98208

File No. 437863AM

STATUTORY WARRANTY DEED

Kent Taylor,

Grantor(s), hereby convey and warrant to

Henry Alvarez,

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:

The W1/2 of the SE1/4, Section 34, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$99,900.00.

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:

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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 3rd day of March, _____.

X *Kent Taylor*

Kent Taylor

State of Texas } ss
County of Williamson }

On this 3rd day of ~~February~~ March, 2021, before me, Julie Hadaway, a Notary Public in and for said state, personally appeared **Kent Taylor**, 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.

Julie Hadaway

Notary Public for the State of TEXAS
Residing at: Prosperity Bank RR, TX 78665
Commission Expires: 10-18-23

