



2021-003963

Klamath County, Oregon

03/17/2021 09:45:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alberto Cruz
5020 Shasta Way
Klamath Falls, OR 97603

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

Alberto Cruz
5020 Shasta Way
Klamath Falls, OR 97603
File No. 441163AM

STATUTORY WARRANTY DEED

Helen J. Slover,

Grantor(s), hereby convey and warrant to

Alberto Cruz,

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 E1/2 of Lots 16 and 17 of YALTA GARDENS, 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 \$204,000.00.

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 day of March, 2021.

HELEN J. SLOVER by Milton Lane Slover her Attorney-in-Fact
Helen J. Slover by Milton Lane Slover her attorney-in-fact

State of Oregon} ss.
County of Klamath}

^{10th}
On this ~~9~~¹⁰ day of March, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Milton Lane Slover known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Helen J. Slover, and acknowledged to me that he/she/they subscribed the name of Helen J. Slover as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Nicole S Galpin

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 5/22/2023

