



THIS SPACE RESERVED FOR

2021-004845

Klamath County, Oregon

03/30/2021 02:11:00 PM

Fee: \$87.00

After recording return to:

Adrian Mateos-Chavarria and Mary K. Mateos

4534 Anderson Ave.

Klamath Falls, OR 97603

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

Adrian Mateos-Chavarria and Mary K. Mateos

4534 Anderson Ave.

Klamath Falls, OR 97603

File No. 442127AM

STATUTORY WARRANTY DEED

Joseph L. Price and Kimberly D. Price, Co-Trustees, or Successor, U/D/T dated January 14, 2016 F/B/O the Joseph and Kimberly Price Joint Trust,

Grantor(s), hereby convey and warrant to

Adrian Mateos-Chavarria and Mary K. Mateos, husband and wife,

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:

Lot 50, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of Lot 50 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 89° 33' 00" West along the South line of said Lot 50 a distance of 78.5 feet to a 1/2 inch iron pin marking the Southwest corner of said Lot 50; thence South to a point lying on the Northerly right of way line of the U.S.B.R. Klamath Project A-3 Lateral; thence North 55° 14' East along said Northerly right of way line to the point of beginning.

The true and actual consideration for this conveyance is \$328,000.00.

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:

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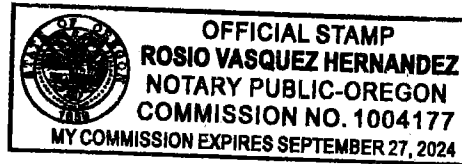
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30 day of March, 21.

Joseph & Kimberly Price Joint Trust

By: Joseph L. Price
Joseph L. Price, Co-Trustee

By: Kimberly D. Price
Kimberly D. Price, Co-Trustee



State of Oregon} ss.
County of Klamath}

On this 30th day of March, 2021, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Joseph L. Price and Kimberly D. Price known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustees of the Joseph and Kimberly Price Joint Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

[Signature]
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: Sept 27, 2024