



THIS SPACE RESERVED FOR

**2021-005053**

**Klamath County, Oregon**

**04/02/2021 02:25:00 PM**

**Fee: \$87.00**

After recording return to:

Tana Marie Lerma and Patricio Houston Lerma III

1007 Applewood St

Klamath Falls, OR 97603

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

Tana Marie Lerma and Patricio Houston Lerma III

1007 Applewood St

Klamath Falls, OR 97603

File No. 444743AM

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### STATUTORY WARRANTY DEED

**Tracie L. McCleary and Mark L. McCleary, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Tana Marie Lerma and Patricio Houston Lerma III, 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:

**Beginning on the North boundary of the SE1/4 of the NW1/4 at the Northwest corner of that certain tract deeded in Volume 77, page 157, Microfilm Records of Klamath County, Oregon, being a point 330 feet East of the Northwest corner of said SE1/4 of the NW1/4; thence South 80 feet; thence East 165 feet; thence North 80 feet; thence West 165 feet to the point of beginning, being in Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. EXCEPTING THEREFROM any portion lying within the right of way of Hope Street.**

The true and actual consideration for this conveyance is \$143,000.00.

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 1 day of April 2021

Traci L. McCleary  
Traci L. McCleary

Mark L. McCleary  
Mark L. McCleary

State of Oregon } ss  
County of Klamath }

On this 1 day of April, 2021, before me, Heather Anne Scurba, a Notary Public in and for said state, personally appeared Tracie L. McCleary and Mark L. McCleary, 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 Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec. 17 2021

