



2021-005279

Klamath County, Oregon

04/08/2021 08:13:04 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Julian Cubillos and Marabeli Mejia

800 E Jackson St. Apt. #2

Medford, OR 97504

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

Julian Cubillos and Marabeli Mejia

800 E Jackson St. Apt. #2

Medford, OR 97504

File No. 449641AM

STATUTORY WARRANTY DEED

Brian Craig Conover and Luanne Jean Conover, Trustees of the Brian Craig Conover and Luanne Jean Conover Revocable Living Trust, u.a.d. August 28, 2019,

Grantor(s), hereby convey and warrant to

Julian Cubillos and Marabeli Mejia, 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:

Lot 12 in Block 63 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Modoc Street which inured thereto.

The true and actual consideration for this conveyance is \$11,500.00.

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 2 day of April, 2021

The Brian Craig Conover and Luanne Jean Conover Revocable Living Trust, u.a.d. August 28, 2019

By: Brian Craig Conover
Brian Craig Conover, Trustee

By: Luanne Jean Conover
Luanne Jean Conover, Trustee

State of Oregon} ss.
County of Klamath}

On this 2 day of April, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Brian Craig Conover and Luanne Jean Conover known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustees of the The Brian Craig Conover and Luanne Jean Conover Revocable Living Trust, u.a.d. August 28, 2019, 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.

M Cook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

