



**2021-005338**

**Klamath County, Oregon**

04/08/2021 02:21:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Bobby R. Munyon and Valerie A S Munyon

14398 SW Antelope Dr.

Powell Butte, OR 97753

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

Bobby R. Munyon and Valerie A S Munyon

14398 SW Antelope Dr.

Powell Butte, OR 97753

File No. 438403AM

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### STATUTORY WARRANTY DEED

**George Simeonov and Eva Simeonov, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Bobby R. Munyon and Valerie A S Munyon, 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:

**Unsurveyed Parcel 3 of Land Partition 9-98 being Parcel 3 of "Land Partition 35-97", situated in the E1/2 of Section 12 and 13, and the N1/2 NE1/4 of Section 24, Township 40 South, Range 11 East of the Willamette Meridian, and the SW1/4 SW1/4 of Section 8, the SW1/4 SW1/4 of Section 15, Sections 16, 17, 18 and 22, and the NE1/4 of Section 21, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$199,900.00.

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:

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 7 day of <sup>APRIL</sup> March, 2021.

George Simeonov  
George Simeonov

Eva Simeonov  
Eva Simeonov

State of Oregon } ss,  
County of Marion }

On this 7<sup>th</sup> day of <sup>April</sup> March, 2021, before me, Nicole DeSantis a Notary Public in and for said state, personally appeared George Simeonov and Eva Simeonov, 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.

Nicole DeSantis  
Notary Public for the State of Oregon  
Residing at: Silverton  
Commission Expires: 4/29/24

