



THIS SPACE RESERVED FOR F

2021-006426

Klamath County, Oregon

04/23/2021 01:24:00 PM

Fee: \$92.00

After recording return to:

Jorge Muneton and Grace Muneton

11742 Hwy 39

Klamath Falls, OR 97603

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

Jorge Muneton and Grace Muneton

11742 Hwy 39

Klamath Falls, OR 97603

File No. 450909AM

STATUTORY WARRANTY DEED

Thomas F. Loustalet and ~~John M. Loustalet,~~
~~as Tenants by the Entirety,~~

Grantor(s), hereby convey and warrant to

Jorge Muneton and Grace Muneton, 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:

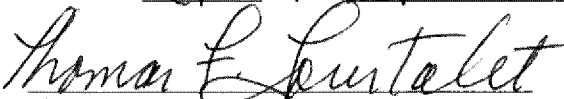
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$100,000.00.

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.

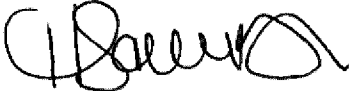
Dated this 21 day of April 2021.


Thomas F. Loustalet

State of Oregon } ss
County of Klamath }

On this 21 day of April, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Thomas F. Loustalet, 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: 12/17/2021

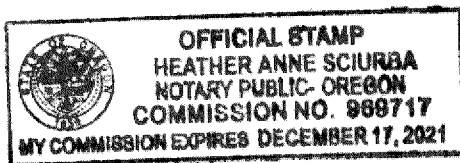


EXHIBIT 'A'

File No. 450909AM

A parcel of land situated in the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East 1/4 corner of Section 1 bears South 89° 45' 40" East 30.00 feet; thence North 89° 45' 40" West 950.84 feet along the center 1/4 section line of Section 1 to a 5/8" iron rod; thence North 00° 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89° 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00° 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.