

**2021-007370**

**Klamath County, Oregon**

**05/07/2021 03:58:00 PM**

**Fee: \$87.00**

**Return To:**



After Recording Return to:

**Norma Rios Ortiz and Noe Rueda Mendoza  
2435 Snyder Street  
Selma, CA 93662**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE14343**

**STATUTORY WARRANTY DEED**

**Legacy Land Company LLC, a Minnesota Limited Liability Company,**

herein called grantor, convey(s) and warrant(s) to

**Norma Rios Ortiz and Noe Rueda Mendoza, not as tenants in common but with rights of  
Survivorship**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

**Lot 20 in Block 20, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT  
NO. 1, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.**

**(Account 396306, Map & Taxlot 3711027C001700)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and  
apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property  
taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully  
claim the same, except as shown above.

The true and actual consideration for this transfer is **\$9,550.00.**

**Return To:  
Deschutes County  
Title Company**

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, AND 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:

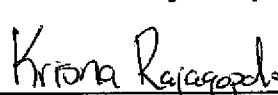
Legacy Land Company LLC, a Minnesota Limited Liability Company

  
Peter Bonahoom, Sole Member

STATE OF Minnesota, County of Dakota ) ss.

On 29<sup>th</sup> April, 2021, personally appeared the above named Peter Bonahoom, Sole Member of **Legacy Land Company LLC, a Minnesota Limited Liability Company** and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

  
Notary Public for Minnesota

My commission expires: 01-31-2022

Official Seal

