



2021-009296

Klamath County, Oregon

06/11/2021 02:32:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Francisco Javier DeLeon Gonzalez and Iliana DeLeon

1834 Leroy St

Klamath Falls, OR 97601

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

Francisco Javier DeLeon Gonzalez and Iliana DeLeon

1834 Leroy St

Klamath Falls, OR 97601

File No. 455217AM

STATUTORY WARRANTY DEED

**Wade A. Will and Dorothy Will,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Francisco Javier DeLeon Gonzalez and Iliana DeLeon, 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:

A portion of Lots 2 and 3, all lot 4 and that portion of the East half of the vacated alley adjacent to said Lots in Block 31, in the town of Merrill, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Block 31; thence West along the South line of said Block 31, 123.75 feet to the centerline of a vacated alley; thence North along said centerline 108.30 feet; thence East 54.55 feet; thence North 0° 25' West 40.75 feet; thence East parallel to the South line of Lot 2, 69.20 feet to the East line of Block 31; thence South along said East line to the point of beginning.

The true and actual consideration for this conveyance is \$97,000.00.

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 9 day of June, 2021.

Wade A Will
Wade A Will

Dorothy Will
Dorothy Will

State of Oregon } ss
County of Klamath }

On this 9 day of June, 2021, before me, Lynda Marie West a
Notary Public in and for said state, personally appeared Wade A Will and Dorothy Will, 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-28-25

