



2021-010668

Klamath County, Oregon

07/09/2021 08:28:04 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jacob R. Powers and Jacqueline J. Powers

5219 Lyptus Ln.

Klamath Falls, OR 97601

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

Jacob R. Powers and Jacqueline J. Powers

5219 Lyptus Ln.

Klamath Falls, OR 97601

File No. 471629AM

STATUTORY WARRANTY DEED

Amparo Padilla-Lau, Trustee of the Amparo Padilla-Lau Revocable Trust Dated November 20, 1991 and restated on May 30, 2003,

Grantor(s), hereby convey and warrant to

Jacob R. Powers and Jacqueline J. Powers, 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 562, Block 120, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$87,777.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 _____ day of 7/03/2021

The Amparo Padilla-Lau Revocable Trust Dated November 20, 1991 and restated on May 30, 2003

Amparo Padilla-Lau, Trustee
Amparo Padilla-Lau, Trustee

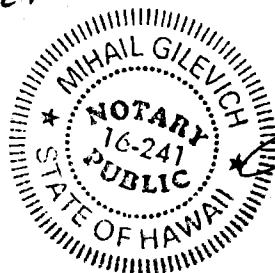
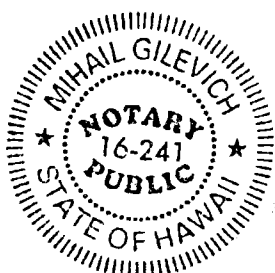
State of HAWAII } ss.
County of HONOLULU

On this 3rd day of July, 2021, before me, Mihail Gilevich a Notary Public in and for said state, personally appeared Amparo Padilla-Lau known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Amparo Padilla-Lau Revocable Trust Dated November 20, 1991 and restated on May 30, 2003, 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.

[Signature]
Notary Public for the State of HAWAII
Residing at: HONOLULU
Commission Expires: July 10, 2024

Doc. Date: 07-03-2021 # Pages: _____
Notary Name: Mihail Gilevich _____ Circuit
Doc. Description: Statutory Warranty
Deed



[Signature] 07-03-2021
Notary Signature Date
NOTARY CERTIFICATION

MIHAIL GILEVICH #16-241
My commission expires July 10, 2024