



THIS SPACE RESERVED FOR

2021-010722

Klamath County, Oregon

07/12/2021 08:33:00 AM

Fee: \$87.00

After recording return to:

Disman O. Hernandez Padilla and Esther Garcia Perez

P.O. Box 198

Merrill, OR 97633

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

Disman O. Hernandez Padilla and Esther Garcia Perez

P.O. Box 198

Merrill, OR 97633

File No. 470150AM

STATUTORY WARRANTY DEED

Klamath Irrigation District,

Grantor(s), hereby convey and warrant to

Disman O. Hernandez Padilla and Esther Garcia Perez, with rights of survivorship,

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 tract of land situated in the SE1/4 of SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 11 of Sunshine Tracts; thence West along the North line of Lot 11 of Sunshine Tracts and the North line of Lot 10 of Graybael Addition to the Town of Merrill a distance of 268.38 feet, more or less, to the Northwest corner of said Lot 10 of Graybael Addition to the Town of Merrill; thence North along the East line of Willow Street extended a distance of 30 feet to a point; thence East parallel to the North line of said Lot 10 and Lot 11 a distance of 268.38 feet, more or less, to a point which is North 30 feet along the West line of Elm Street extended from the Northeast corner of said Lot 11; thence South along the West line of Elm Street extended to the Northeast corner of said Lot 11 and the point of beginning.

LESS AND EXCEPT the West 136.58 feet thereof.

The true and actual consideration for this conveyance is \$1,400.00.

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 9th day of July, 2021.

Klamath Irrigation District

By: Gene R. Souza
Gene R. Souza, District Manager

State of OR } ss
County of Klamath

On this 9th day of July, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Gene R. Souza, District Manager for Klamath Irrigation District, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath CO
Commission Expires: 8/30/21

