



2021-011640

Klamath County, Oregon

07/30/2021 08:23:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michelle Lynn Rand and Matthew Thomas Rand

5880 Harpold Rd.

Bonanza, OR 97623

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

Michelle Lynn Rand and Matthew Thomas Rand

5880 Harpold Rd.

Bonanza, OR 97623

File No. 473126AM

STATUTORY WARRANTY DEED

Martin Arechiga Garza and Kathy Alice Garza, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michelle Lynn Rand and Matthew Thomas Rand, 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 tract of land situated in the SE1/4 of Section 19 and the SW1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows;

Beginning at the 1/4 corner common to said Sections 19 and 20; thence South 89° 49' 59" East, along the East-West Center Section line of said Section 20, 862.46 feet to the centerline of Harpold Road; thence South 55° 14' 05" West, along said centerline, 1370.25 feet; thence North 34° 45' 55" West, 34 feet, more or less, to the edge of high water of Lost River; thence Northeasterly, along the edge of high water 550 feet, more or less, to a point on the section line common to said Sections 19 and 20; thence North 00° 14' 22" East, 290 feet, more or less, to the point of beginning, with bearings based on record of survey 7282 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$440,000.00.

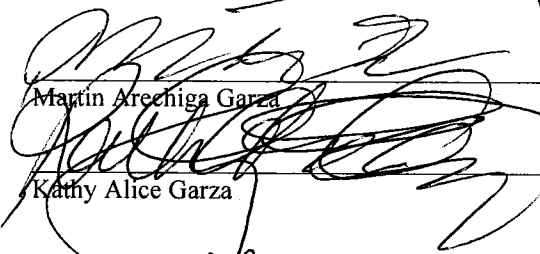
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

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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 2nd day of July, 2021


Martin Arechiga Garza


Kathy Alice Garza

State of OR } ss
County of Clatsop }

On this 2nd day of July, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Martin Arechiga Garza and Kathy Alice Garza, 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 OR

Residing at: Clatsop County

Commission Expires: 5/18/2025

