



THIS SPACE RESERVED FOR

2021-015210  
Klamath County, Oregon  
10/08/2021 11:41:01 AM  
Fee: \$92.00

After recording return to:

Brock Weitzel

19223 N Poe Valley Rd

Klamath Falls, OR 97603

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

Brock Weitzel

19223 N Poe Valley Rd

Klamath Falls, OR 97603

File No. 494629AM

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### STATUTORY WARRANTY DEED

**Brendon Estrada and Danelle Estrada,  
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Brock Weitzel,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$260,000.00.

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**

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 7th day of Oct, 2021

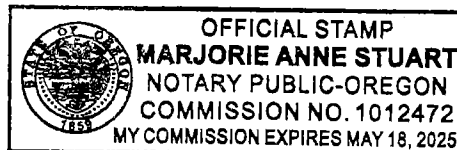
Brendon Estrada

Danelle Estrada

State of Oregon } ss  
County of Klamath }

On this 7th day of October, 2021, before me, Marjorie Anne Stuart - a Notary Public in and for said state, personally appeared Brendon Estrada and Danelle Estrada, 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.

Marjorie Anne Stuart  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 5/18/25



## EXHIBIT 'A'

File No. 494629AM

A tract of land situated in Section 20, Township 39 South, Range 11 1/2, East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 2, of Parcel No. 2, as shown on Survey No. 1447, as recorded in the office of the Klamath County Surveyor, and being more particularly described as follows:

Beginning at a point on the North line of said Section 20, said point being South 89° 05' 36" West 272.15 feet from the N1/4 corner of said Section 20; thence continuing South 89° 05' 36" West 1066.44 feet to the West 1/16 corner of said Section 20; thence South 00° 48' 38" East 100.00 feet to the Northwest corner of Lot 4 of said Parcel No. 2; thence North 89° 05' 36" East 759.15 feet to the Northeast corner of Lot 3 of said Parcel No. 2; thence along the Easterly line of said Lot 3, South 1063.53 feet and South 29° 38' 20" West 400.00 feet to the most Southerly corner of said Lot 3, said most Southerly corner being on the Northerly right of way line of the County Road; thence South 60° 21' 40" East along said right of way line 170.00 feet; thence North 29° 38' 20" East 750.00 feet; thence North 00° 54' 24" West 948.37 feet to the point of beginning.

### EXCEPTING THEREFROM:

A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of said Section 20, North 89° 05' 36" East 400.00 feet from the West 1/16 corner common to Sections 17 and said Section 20; thence along the North line of said Section 20, North 89° 05' 36" East 360.56 feet; thence South 100.01 feet; thence South 89° 05' 36" West 360.56 feet; thence North 100.01 feet to the point of beginning. With bearing based on recorded Survey 1447.

### ALSO EXCEPTING THEREFROM:

A tract of land situated in the NE1/4 NW1/4 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the W 1/16 corner common to Section 17 and said Section 20, thence, along the North line of said Section 20, North 89° 05' 36" East 400.00 feet; thence South 100.01 feet; thence South 89° 05' 36" West 398.59 feet to the West line of said NE1/4 NW1/4; thence North 00° 48' 38" West 100.00 feet to the point of beginning. With bearings based on recorded Survey 1447.