



2021-017301

Klamath County, Oregon

11/18/2021 12:04:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Maria H. Gomez

7335 Homedale Rd

Klamath Falls, OR 97603

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

Maria H. Gomez

7335 Homedale Rd

Klamath Falls, OR 97603

File No. 472062AM

STATUTORY WARRANTY DEED

Joe A. David and Kasandra L. David, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Maria H. Gomez,

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 NE 1/4 SE 1/4, of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of the Northeast quarter of Southeast quarter of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the centerline of said county road a distance of 145 feet; thence North 89 degrees 47' East, along a line parallel to and 145 feet distant from the South line of the Northeast quarter of the Southeast quarter of said Section 23, a distance of 300 feet; thence South 145 feet, more or less to the South line of said Northeast quarter of the Southeast quarter; thence South 89 degrees 47' West, along said South line a distance of 300 feet, more or less to the point of beginning.

EXCEPT portion in road.

The true and actual consideration for this conveyance is \$450,000.00.

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 10 day of November, 2021

Joe A. David
Joe A. David

Kassandra L. David
Kassandra L. David

State of Oregon } ss
County of Klamath }

On this 10 day of November, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joe A. David and Kassandra L. David, 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.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/15/22

