

2021-017827

Klamath County, Oregon



00291663202100178270020022

12/01/2021 10:32:11 AM

Fee: \$87.00

**INSTRUMENT PREPARED BY:**

Dominique Garrison  
2870 Ne Hogan Dr  
Ste. E #106  
Gresham, Oregon 97030

**RETURN INSTRUMENT TO:**

Luis Munoz-Ramirez  
2870 Ne Hogan Dr  
Ste. E #106  
Gresham, Oregon 97030

**MAIL TAX STATEMENTS TO:**

Luis Munoz-Ramirez  
2870 Ne Hogan Dr  
Ste. E #106  
Gresham, Oregon 97030

Space Above for Recorder's Use

---

**WARRANTY DEED**

(O.R.S. § 93.850)

---

**Loren and Michelle Gardner**, a married couple, with an address of PO BOX 552 Elkton, OR 97436, Grantor, hereby conveys and warrants to **Luis Munoz-Ramirez**, a married man, with an address of 2870 Ne Hogan Dr Ste. E #106 Gresham, Oregon 97030, Grantee, the following described real property located in Klamath County, Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

**Lot 10 Block 61 of the fifth addition to Nimrod Park, Map 3611-00180-00700, PCL 400, 4.6 acres, M05-11342, according to the official plat thereof on file of the County Clerk of Klamath County, Oregon.**

Property Address: Undetermined Situs Address

The true and actual consideration for this conveyance is: \$6,900.00

This conveyance is subject to any all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other

presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

Statement Required by O.R.S. § 93.040(1): 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.

Signed by the Grantor, Loren and Michelle Gardner, on Nov. 15, 2021.

Loren Gardner  
Loren Gardner

Michelle Gardner  
Michelle Gardner

STATE OF OREGON

CITY/COUNTY OF

Douglas

On the 15 day of NOV, 2021, personally appeared before me and Loren and Michelle Gardner, who declared the foregoing instrument to be their voluntary act and deed.

Robin Christine Robbins  
NOTARY PUBLIC

