

2021-017828

Klamath County, Oregon



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12/01/2021 10:32:15 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)

Victor M. Del Aguila and Yara A. Villacrez, a divorced couple, with an address of 4642 191ST ST Lynnwood, WA 98036, 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:

The E1/2 S1/2 S1/2 SE1/4 SE1/4 of section 23, township 36 South, range 10 East of the Willamette Meridian, Klamath County, Oregon.

APN: 00R845633

Property Address: Undetermined Situs Address

The true and actual consideration for this conveyance is: \$5,000.00

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

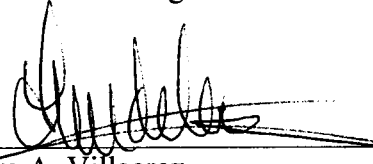
presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

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, Victor M. Del Aguila and Yara A. Villacrez, on November 16,
2021.



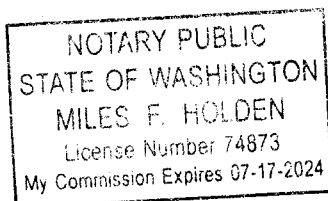
Victor M. Del Aguila

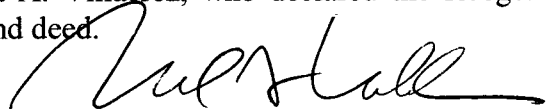


Yara A. Villacrez

STATE OF WASHINGTON
CITY/COUNTY OF Snohomish

On the 16th day of November, 2021, personally appeared before me and Victor M. Del Aguila and Yara A. Villacrez, who declared the foregoing instrument to be their voluntary act and deed.





NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON