



THIS SPACE RESERVED FOR

2021-018799  
Klamath County, Oregon  
12/20/2021 02:01:01 PM  
Fee: \$92.00

After recording return to:  
Hector Daniel DeDios Villanueva and Edith Adriana  
Silva Morenos  
224 Michigan Ave  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be  
sent to the following address:  
Hector Daniel DeDios Villanueva and Edith Adriana  
Silva Morenos  
224 Michigan Ave  
Klamath Falls, OR 97601  
File No. 495824AM

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### STATUTORY WARRANTY DEED

**Richard Ray Gerhardt and Jeannine Gerhardt, as Tenants by The Entirety,**

Grantor(s), hereby convey and warrant to

**Hector Daniel DeDios Villanueva and Edith Adriana Silva Morenos, 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$90,000.00.

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 17th day of December, 2021

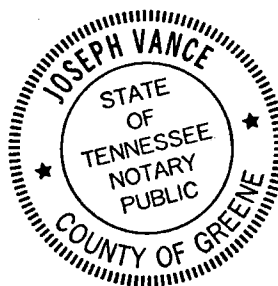
X Richard Ray Gerhardt  
Richard Ray Gerhardt

X Jeanine Gerhardt  
Jeanine Gerhardt

State of Washington  
County of King

On this 17th day of Dec, 2021, before me, Joseph Vance a Notary Public in and for said state, personally appeared Richard Ray Gerhardt and Jeanine Gerhardt, 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.

Joseph Vance  
Notary Public for the State of Tennessee  
Residing at: Greene County  
Commission Expires: 9/23/2022



## EXHIBIT "A"

495824AM

A parcel of land situate in the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and the Northerly line of the Klamath Falls – Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet more or less to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northeast corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of tract described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet, more or less, to the point of beginning.

Together with an easement over and across the Westerly 12 feet of the following described parcel:

Beginning at the intersection of the Easterly line of the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the Northerly line of the Klamath Falls – Ashland Highway, and running thence; Southwesterly along the Northerly line of the said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, and the true point of beginning of this description; thence Northerly along the West line of said tract a distance of 984.5 feet, more or less, to the Northeast corner thereof; thence Westerly at right angles 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of said tract described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon, to the Northerly boundary of the said Klamath Falls – Ashland Highway; thence Northeasterly and along said Northerly boundary of said Klamath Falls – Ashland Highway to the point of beginning.

SAVING AND EXCEPTING the following: Beginning at the intersection of the Easterly line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and the Northerly line of the Klamath Falls – Ashland Highway, and running thence Southwesterly along the Northerly line of said highway 321.9 feet to the Southwest corner of that tract of land described in Deed Volume 100, page 121, Deed Records of Klamath County, Oregon; thence Northerly along the West line of said tract a distance of 501.5 feet, more or less, to the point of beginning; thence continuing Northerly along West line a distance of 483.00 feet to the Northeast corner thereof; thence West at right angles, 208.35 feet to the Northwest corner of the tract herein described; thence Southerly and parallel with the said West line of tract described in Deed Volume 100, page 121, 483.00 feet; thence Easterly parallel to the Northerly line of said tract a distance of 208.35 feet, more or less, to the point of beginning. AND FURTHER EXCEPTING that portion contained in Deed Volume M99, page 51398, Microfilm Records of Klamath County, Oregon.