



2022-000273

Klamath County, Oregon

01/07/2022 02:12:01 PM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

Klamath Tribes

P.O. Box 436

Chiloquin, OR 97624

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

Klamath Tribes

P.O. Box 436

Chiloquin, OR 97624

File No. 505950AM

### STATUTORY WARRANTY DEED

**Tony M. Nunes and Rebecca L. Nunes, as Tenants by the Entirety, and Randall L. Nunes and Debra J. Nunes, as Tenants by the Entirety each as to an undivided 1/2 interest,**

Grantor(s), hereby convey and warrant to

**Klamath Tribes, a federally recognized Indian Tribe of the State of Oregon,**

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:

**All that portion of Lot 6, Section 34 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point located by the following two courses; North 59°30' West, 116.3 feet, and North 30°30' East, 156.9 feet; from the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Schonchin Street in the townsite of West Chiloquin Oregon; thence North 30°30' East, 52.3 feet; thence North 42°39' West, 139.4 feet, more or less to the County Road; thence Southwesterly along said road, 50 feet; thence South 42°39' East, 154.5 feet, more or less, to the point of beginning, also known as Lot 91 Spinks Addition. (Unplatted)**

**All that portion of Lot 6, Section 34, Township 34, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point located by the following two courses; North 59°30' West, 116.3 feet, and North 30°30' East, 104.6 feet; thence North 30°30' East, 52.3 feet; thence North 42°39' West 154.5 feet, more or less, to the Easterly line of the County Road; thence Southwesterly along said Road 50 feet; thence South 42°39' East, 169.7 feet, more or less, to the point of beginning, also known as Lot 92 Spinks Addition. (Unplatted)**

The true and actual consideration for this conveyance is \$18,000.00.

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:

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**

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 13th day of Dec, 2021.

Tony M. Nunes  
Tony M. Nunes

Rebecca L. Nunes  
Rebecca L. Nunes

X  
Randall L. Nunes  
Randall L. Nunes

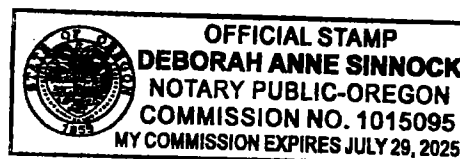
X  
Debra J. Nunes  
Debra J. Nunes

State of OR } ss  
County of Klamath }

On this 13th day of Dec, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Tony M. Nunes and Rebecca L. Nunes, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 7-29-25



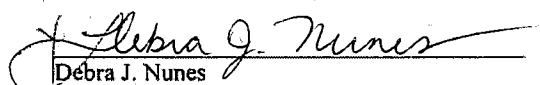
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of Dec 2021.

\_\_\_\_\_  
Tony M. Nunes

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Rebecca L. Nunes

  
\_\_\_\_\_  
Randall L. Nunes

  
\_\_\_\_\_  
Debra J. Nunes

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Tony M. Nunes and Rebecca L. Nunes, 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.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

State of Oregon, ss  
County of Tillamook

On this 13 day of Dec, 2021, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Randall L. Nunes and Debra J. Nunes, 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.

Rhonda J. Young  
Notary Public for the State of Oregon  
Residing at: Medford  
Commission Expires: 12-26-22

