



2022-002083

Klamath County, Oregon

02/17/2022 03:15:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Jose A. Pena Castellanos and Victoria B. Pena

707 Del Fatti Lane

Klamath Falls, OR 97603

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

Jose A. Pena Castellanos and Victoria B. Pena

707 Del Fatti Lane

Klamath Falls, OR 97603

File No. 521016AM

STATUTORY WARRANTY DEED

Sukraw Properties, LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jose A. Pena Castellanos and Victoria B. Pena, 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 HEROF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$650,000.00.

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 15th day of Feb., 2022.

Sukraw Properties, LLC

By: [Signature]
Lee R. Sukraw, Member

State of OR } ss
County of Klamath }

On this 15th day of Feb., 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Lee R. Sukraw, Member of Sukraw Properties, LLC, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25



EXHIBIT "A"

PARCEL 1:

The East 1304 feet of the NE1/4 of the SW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING a tract of land situated in the NE1/4 of the SW1/4 of Section 29, Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon described as follows:

The West 644 feet of the East 1304 feet EXCEPT THEREFROM the East 350 feet of the South 652 feet.

SAVING AND EXCEPTING a Tract of Land Situated in the NE1/4 of the SW1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of the SW1/4 and the North line of Del Fatti County Road; thence West along the North line of said road 660 feet to the true point of beginning; thence continuing along the said North Road line West 350 feet; thence North Parallel to the East line of the SW1/4 652 feet; thence East 350 feet; thence South 652 feet to the point of beginning.

SAVING AND EXCEPTING any portion lying within the right of way of the Del Fatti Lane and Cr4 Lateral.

PARCEL 2:

All the following described real property situate in Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon: The S1/2 of the SW1/4 of the NE1/4 of the NW1/4 of the SE1/4

EXCEPTING THEREFROM the following described tract of land:

A portion of the NW1/4 of the SE1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW1/4 of the SE1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW1/4 of the SE1/4 348.4 feet to a point; thence East at right angles to the West line of said NW1/4 of the SE1/4 125.0 feet to a point; thence South parallel to the West line of said NW1/4 of the SE1/4 348.4 feet to a point on the North line of said road; thence West along the North line of said road to the point of beginning.
(Legal Description Continued)

ALSO EXCEPTING THEREFROM all that portion conveyed to the United States of America by Deed recorded February 19, 1916 in Volume 45 page 393, Klamath County Deed Records.

PARCEL 3:

A portion of the NW1/4 of the SE1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW1/4 of the SE1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW1/4 of the SE1/4 348.4 feet to a point which is the true point of beginning; thence East at right angles to the West line of said NW1/4 of the SE1/4 125.0 feet to a point; thence South parallel to the West line of said NW1/4 of the SE1/4 150 feet more or less to an existing fence; thence West along said fence to the West line of said NW1/4 of the SE1/4; thence North to the point of beginning.