

2022-003125

Klamath County, Oregon



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03/14/2022 02:42:33 PM

Fee: \$87.00

INSTRUMENT PREPARED BY:

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

RETURN INSTRUMENT TO:

Paola Alejandra Solis-Gonzalez
Jose Antonio Solis-Gonzalez
112 NE 192nd Ave
Portland, Oregon 97230

MAIL TAX STATEMENTS TO:

Paola Alejandra Solis-Gonzalez
Jose Antonio Solis-Gonzalez
112 NE 192nd Ave
Portland, Oregon 97230

Space Above for Recorder's Use

WARRANTY DEED

(O.R.S. § 93.850)

Luis Munoz-Ramirez, a married man, with an address of 2870 Ne Hogan Dr Ste. E #106 Gresham, Oregon 97030, Grantor, hereby conveys and warrants to **Paola Alejandra Solis-Gonzalez and Jose Antonio Solis-Gonzalez**, single women and man, with an address of 112 NE 192nd Ave Portland, Oregon 97230, 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

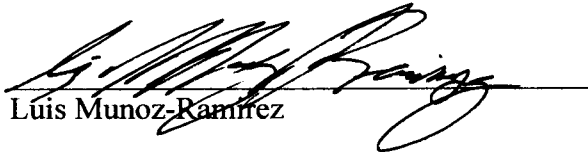
The true and actual consideration for this conveyance is: \$8,000

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, Luis Munoz-Ramirez, on March 5th, 2022.


Luis Munoz-Ramirez

Oregon
STATE OF ~~WASHINGTON~~ OR
CITY/COUNTY OF Multnomah

On the 5th day of March, 2022, personally appeared before me and Luis Munoz-Ramirez, who declared the foregoing instrument to be their voluntary act and deed.


NOTARY PUBLIC

