

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Commitment Number: 29748953
Seller's Loan Number: 104841518

Grantee(s) Tax-Mailing Address:
65 Pine St., Klamath Falls, OR 97601

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
475346

GENERAL WARRANTY DEED

John De Los Reyes and Lana De Los Reyes, F/K/A Lana Norton, husband and wife, whose mailing address is **65 Pine St., Klamath Falls, OR 97601**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant, with general warranty covenants to **John De Los Reyes and Lana De Los Reyes**, husband and wife, hereinafter grantees, whose tax mailing address is **65 Pine St., Klamath Falls, OR 97601**, the following real property:

ALL OF LOT 4, BLOCK 4, TOWN OF LINKVILLE, NOW THE CITY OF KLAMATH FALLS, OREGON, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Property Address is: 65 Pine St., Klamath Falls, OR 97601

EXCEPTING THEREFROM that portion of said lot formerly conveyed by Ada H. Smith, et vir, to Chas. E. Worden, described as follows:

Beginning at a point in the Easterly line of Ewauna Street (formerly Juniper Street), where the line between Lots 4 and 6 in said Block 4 intersects the said Easterly line of Ewauna Street; thence Southerly along the line between said line of Lots 4 and 6 in said Block 4, 55 feet to the Southwest corner of said Lot 6; thence Southwesterly at right angles 28.81 feet to the Easterly line of said Ewauna Street; thence along said Easterly line 62.08 feet to the place of beginning.

Prior instrument reference: **20170995293**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

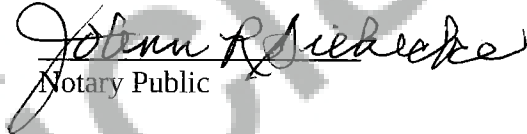
Executed by the undersigned on MARCH 10, 20 22



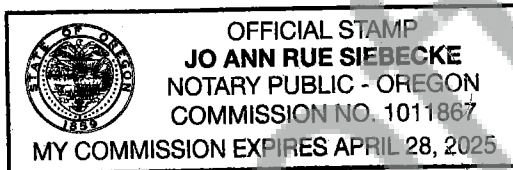
John De Los Reyes

STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on MARCH 10, 20 22 by **John De Los Reyes** who is personally known to me or has produced DRIVER'S DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



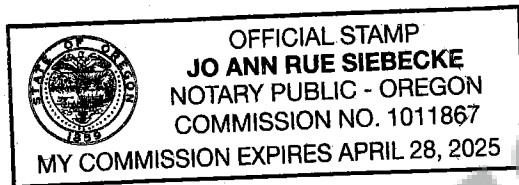
Notary Public



Lana De Los Reyes
Lana De Los Reyes, F/K/A Lana Norton

STATE OF OREGON
COUNTY OF KLAMATH

The foregoing instrument was acknowledged before me on MARCH 10, 2022 by **Lana De Los Reyes, F/K/A Lana Norton** who is personally known to me or has produced DRIVER'S LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Jo Ann Rue Siebecke
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Oregon Bar, Rosenberg LPA LLC, Attorneys At Law, 101
South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-
0170.