

2022-004222

Klamath County, Oregon

04/01/2022 09:35:01 AM

Fee: \$87.00



After recording return to:
Esteban Juarez Ambriz and
Guadalupe Garcia Antunes
4100 NW Fruit Valley Rd # 26
Vancouver, WA 98660

Until a change is requested all tax
statements shall be sent to the
following address:
Esteban Juarez Ambriz and Guadalupe
Garcia Antunes
4100 NW Fruit Valley Rd # 26
Vancouver, WA 98660

File No.: 7161-3904863 (SA)

Date: February 23, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Christina Rice, Grantor, conveys and warrants to **Esteban Juarez Ambriz and Guadalupe Garcia Antunes as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 10 Block 108, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, according to the official thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$28,000.00**. (Here comply with requirements of ORS 93.030)

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 30th day of March, 20 22.

Christina Rice
Christina Rice

STATE OF Washington)
)ss.
County of pierce)

This instrument was acknowledged before me on this 30th day of March, 20 22
by **Christina Rice**.

THALIA M SIMPSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 20108122
COMMISSION EXPIRES 04/10/2024

Thalia M Simpson

Notary Public for Washington
My commission expires: 04/10/2024

Notarized online using audio-video communication

"This notarial act involved the use of communication technology"