

After Recording Return To:  
First American Title



After recording return to:  
Michael T. Merkley and Marie E.  
Merkley  
Po Box 409  
Bonanza, OR 97623

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael T. Merkley and Marie E.  
Merkley  
Po Box 409  
Bonanza, OR 97623

File No.: 7061-3904646 (bk)  
Date: February 22, 2022

THIS SPACE RESERVED FOR RE

2022-004575

Klamath County, Oregon

04/11/2022 02:28:01 PM

Fee: \$87.00

#### STATUTORY WARRANTY DEED

**Gonzalo Ruiz and Arcelia Ruiz, as tenants by the entirety**, Grantor, conveys and warrants to **Michael T. Merkley and Marie E. Merkley 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:

**The West 25 feet of Lot 3 and the East 37.5 feet of Lot 4, Block 32, GRANDVIEW ADDITION to Bonanza, according to the official plat 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 **\$175,000.00**. (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 26 day of March, 2022.

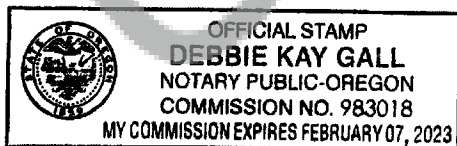
Gonzalo Ruiz  
Gonzalo Ruiz

Arcelia Ruiz  
Arcelia Ruiz

STATE OF Oregon )  
County of Linn )ss.

This instrument was acknowledged before me on this 26 day of March, 2022  
by **Gonzalo Ruiz and Arcelia Ruiz.**

[Signature]



Notary Public for Oregon  
My commission expires: 02-07-2023