



2022-005595

Klamath County, Oregon

05/03/2022 10:17:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Stacy E. O'Keeffe

316 W Oregon Ave

Klamath Falls, OR 97601

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

Stacy E. O'Keeffe

316 W Oregon Ave

Klamath Falls, OR 97601

File No. 534229AM

STATUTORY WARRANTY DEED

Frank X. Hernandez and Renee R. Hernandez, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Stacy E. O'Keeffe,

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:

A parcel of land located in portions of Lots 1 and 2, Block 47, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, and a vacated portion of Oregon Avenue, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at 1/2 inch iron pin being North 05°11'52" East 110.00 feet from the Southwest corner of said Lot 2; thence from the point of beginning South 87°49'06" East 143.47 feet to a point on the East line of said Lot 1; thence North 17° 43'55" East along the said East line 35.56 feet to a point on the South right of way line of a vacated portion of Oregon Avenue; thence North 11°00'21" West 20.29 feet to a point; thence along a 20.00 foot radius curve to the left (Delta = 88°17'33", L.C. = North 56°09'18" West 27.86 feet) 30.82 feet to a point; thence along a 632.96 foot radius curve to the right (Delta = 11°05'41", L.C. = South 85°14'45" West 122.37 feet) 122.56 feet to a point; thence South 05°11'52" West 53.86 feet to the point of beginning.

The true and actual consideration for this conveyance is \$333,000.00.

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 2 day of May, 2022

Frank X. Hernandez
Frank X. Hernandez

Renee R. Hernandez
Renee R. Hernandez

State of Oregon } ss
County of Klamath }

On this 2nd day of May, 2022, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Frank X. Hernandez and Renee R. Hernandez, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

