



2022-005752

Klamath County, Oregon

05/05/2022 12:02:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Patricia Mendez and Rafael Mendez Perez

5620 Leland Dr.

Klamath Falls, OR 97603

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

Patricia Mendez and Rafael Mendez Perez

5620 Leland Dr.

Klamath Falls, OR 97603

File No. 533050AM

### STATUTORY WARRANTY DEED

**Don Purio Development Company, LLC, an Oregon Limited Liability Company,**

Grantor(s), hereby convey and warrant to

**Patricia Mendez and Rafael Mendez Perez, as Tenants by the Entirety,**

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 portion of Lot 4, Block 2, Subdivision of Block 2B and 3 Homedale, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the most Northerly corner of Lot 4, Block 2 of the Plat of the Subdivision of Blocks 2B and 3, HOMEDALE, a platted subdivision in the Klamath County, Oregon; thence South 9°26' West, along the Northwesterly line of said Lot, a distance of 326.8 feet to the most Westerly corner thereof; thence South 83°07' East, along the Southwesterly line of said Lot 4, a distance of 100 feet; thence North 9°22' East 313.1 feet, more or less, to the Northeasterly line of said Lot 4, to a point which is South 75°10' East, 100 feet from the point of beginning; thence North 75°10' West 100 feet to the point of beginning, being a portion of Lot 4, Block 2 of Subdivision of Block 2B and 3, HOMEDALE.**

The true and actual consideration for this conveyance is \$314,000.00.

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 28 day of April, 2022

Don Purio Development Company, LLC

By:

Don Purio, Member

State of Oregon} ss  
County of Klamath}

On this 28 day of April, 2022, before me, Twila Jean Pellegrino a  
Notary Public in and for said state, personally appeared Don Purio known or identified to me to be the Managing Member in the  
Limited Liability Company known as Don Purio Development Company, LLC, an Oregon Limited Liability Company who  
executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first  
above written.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

