



2022-006403

Klamath County, Oregon

05/20/2022 09:44:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Beverly A. McCreary

2043 Lavey St

Klamath Falls, OR 97601

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

Beverly A. McCreary

2043 Lavey St

Klamath Falls, OR 97601

File No. 538910AM

STATUTORY WARRANTY DEED

Alberto Valenzuela and Isabel Valenzuela, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Beverly A. McCreary,

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 Lots 7 and 8, Block 47, HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows: Beginning at the Southwest corner of said Lot 7; thence Northeasterly, along the South boundary of said Lot 7, 160 feet to the true point of beginning; thence Northwesterly, parallel with Haskin Street, 100 feet to the North boundary of said Lot 8; thence Southwesterly, along the North boundary of said Lot 8, 55 feet to a point; thence Southeasterly, parallel with Haskin Street, 100 feet to a point on the South line of said Lot 7; thence Northeasterly along said South line 55 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$340,000.00.

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 15 day of May, 2022.

Alberto Valenzuela by Isabel Valenzuela, his Attorney in Fact

Alberto Valenzuela by Isabel Valenzuela, his Attorney in Fact

Isabel Valenzuela
Isabel Valenzuela

State of California ss.
County of Los Angeles

On this 15th day of May, 2022, before me, MARTHA BLANCAS GUTIERREZ a Notary Public in and for said state, personally appeared Isabel Valenzuela known or identified to me to be the person(s) whose name(s) subscribed to the within instrument, Individually and as Attorney-in-fact of Alberto Valenzuela, and acknowledged to me that he/she/they subscribed the name of Alberto Valenzuela as principal and his/her own name as Attorney-in-fact.

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

[Signature]

Notary Public for the State of California
Residing at: Los Angeles
Commission Expires: 4.18.23

