



2022-007354

Klamath County, Oregon

06/13/2022 01:55:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Eduardo Solis Puentes and Lucia Solis and Eugenio
Solis Puentes

1810 Burkett Rd.

South El Monte, CA 91733

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

Eduardo Solis Puentes and Lucia Solis and Eugenio
Solis Puentes

1810 Burkett Rd.

South El Monte, CA 91733

File No. 540292AM

STATUTORY WARRANTY DEED

Michael W. Merrigan and Marcia Bonner Meudell, Trustees of The Michael Merrigan and Marcia Bonner Meudell Family Trust Under Trust Agreement dated January 27, 2004,

Grantor(s), hereby convey and warrant to

Eduardo Solis Puentes and Lucia Solis and Eugenio Solis Puentes, each as to an undivided 1/3 interest, as tenants in common,

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:

That portion of Lot 1, Block 1, PINE GROVE RANCHETTES, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 1 degree 48' 53 West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72° 46' 40" East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 foot radius curve to the left (delta - 7° 00' 32.98 feet) 33.00 feet to a point on the curve; thence leaving said curve and said lot line North 00° 00' 00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89° 58' 00" West along said lot line 132.20 feet to the point of beginning.

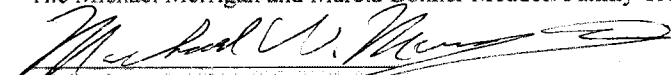
The true and actual consideration for this conveyance is \$235,000.00.

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 11 day of June, 2022

The Michael Merrigan and Marcia Bonner Meudell Family Trust


Michael W. Merrigan, Trustee


Marcia Bonner Meudell, Trustee

State of California } ss.
County of Los Angeles }

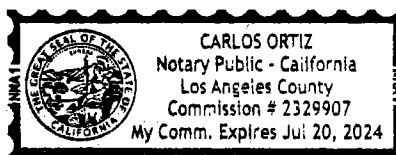
On this 11th day of June, 2022, before me, Carlos Ortiz a Notary Public in and for said state, personally appeared Michael W. Merrigan and Marcia Bonner Meudell known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Michael Merrigan and Marcia Bonner Meudell Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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



Notary Public for the State of California
Residing at: 1005 W Huntington Dr, Apt C, Arcadia, CA 91007
Commission Expires:

July 20, 2024



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

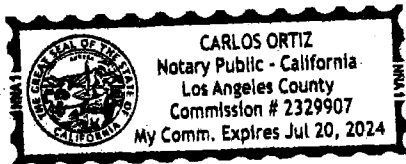
On June 11, 2022 before me, Carlos Ortiz Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Michael W Merrigan and Marcia Bonner
Name(s) of Signer(s)
Mexdell

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: 06/11/2022 Number of Pages: 2
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____