



THIS SPACE RESERVED FOR

2022-007597  
Klamath County, Oregon  
06/20/2022 08:38:01 AM  
Fee: \$87.00

After recording return to:

Megan Murillo  
845 S Alameda Ave  
Klamath Falls, OR 97603

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

Megan Murillo  
845 S Alameda Ave  
Klamath Falls, OR 97603

File No. 336402AM

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### STATUTORY WARRANTY DEED

**F.A. Halda,**

Grantor(s), hereby convey and warrant to

**Megan Murillo,**

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 Tract 39A of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the SW1/4 of the NW1/4 of Section 34 Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of Tract 39A of ENTERPRISE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence North 0° 16' West along the East line of Tract 39A a distance of 86.8 feet to a point on the Southwest right of way of the highway; thence North 40° 0' West along Southwest right of way of the highway a distance of 95.5 feet to a point on the Southwest right of way; thence North 89° 42' West parallel to the South line of Tract 39A a distance of 324.0 feet to an iron pin on the East line of the County Road; thence South 22° 40 1/2' East along the East line of the County Road a distance of 173.8 feet to an iron pin that marks the Southwest corner of Tract 39A; thence South 89° 42' East along the South line of Tract 39A a distance of 318.3 feet to the point of beginning.

The true and actual consideration for this conveyance is \$255,000.00.

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 15th day of June, 2022

F. A. Halda  
F. A. Halda

State of OR } ss  
County of KLAMATH }

On this 15th day of June, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared F. A. Halda, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: KLAMATH CO  
Commission Expires: 7-29-25

