



2022-007771

Klamath County, Oregon

06/23/2022 01:28:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Daniel Pimentel Alvarado

PO Box 8075

Malin, OR 97632

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

Daniel Pimentel Alvarado

PO Box 8075

Malin, OR 97632

File No. 538790AM

STATUTORY WARRANTY DEED

**Kayvon M. Klein and Katriel Jayne Klein,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Daniel Pimentel Alvarado,

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:

Section 20, Township 39 South, Range 9 East, Willamette Meridian.

That portion of the S1/2 NE1/4 described as follows: Beginning at the Southwest corner of the E1/2 E1/2 SE1/4 NE1/4 of said Section 20; thence West 1,276.5 feet along the South line of said S1/2 NE1/4; thence North 22°40' West, 524.5 feet along the centerline of the No. 1 Drain; thence North 0°20' West, 563.7 feet along the centerline of the No. 1 Drain; thence South 71°12' East, 1,210.7 feet along the centerline of the 1-N Drain; thence North 8°06' East, 721.7 feet along the centerline of the 1-N-1 Drain; thence East 234.1 feet along the North line of said S1/2 NE1/4; thence South 1,372.0 feet along the West line of the E1/2 E1/2 SE1/4 NE1/4 of said Section 20 to the point of the beginning.

The true and actual consideration for this conveyance is \$402,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 22 day of June, 2022

Kayvon M. Klein

Katriel J. Klein

Katriel J. Klein

State of Oregon } ss
County of Klamath }

On this ___ day of June, 2022, before me, _____ a Notary Public in and for said state, personally appeared _____, 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.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____

State of WA } ss
County of Klamath } ss
Pierre

On this 22 day of June, 2022, before me, Tajuana R. Davidson a Notary Public in and for said state, personally appeared Katriel J. Klein, 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.

Tajuana R. Davidson
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12-5-22

TAJUANA R DAVIDSON
Notary Public
State of Washington
Commission # 204136
My Comm. Expires Dec 5, 2022

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 22 day of June, 2022

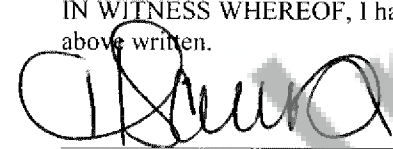

Kayvon M. Klein

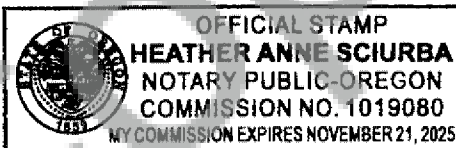
Katriel J. Klein

State of Oregon } ss
County of Klamath }

On this 22 day of June, 2022, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Kayvon M. Klein, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025



State of Oregon } ss
County of Klamath }

On this ___ day of June, 2022, before me, _____ a Notary Public in and for said state, personally appeared _____, 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.

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____