



2022-009435

Klamath County, Oregon

08/02/2022 02:16:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Erik F. Pena Robles and Megan A. Ross

2126 Kelsey Lane

Klamath Falls, OR 97603

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

Erik F. Pena Robles and Megan A. Ross

2126 Kelsey Lane

Klamath Falls, OR 97603

File No. 549076AM

STATUTORY WARRANTY DEED

Oscar Alonso and Alesya Neverov, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Erik F. Pena Robles and Megan A. Ross, not as Tenants in Common but with rights of survivorship,

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:

Lot 16, Tract 1304, PLEASANT VISTA, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH:

A portion of Lot 12, Tract 1304 Pleasant Vista Subdivision located in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 16 as shown on said Tract 1304; thence South 00°10'00" West, along the East line of Lot 12 of said Tract 1304, 90.28 feet to the Southeast corner of said Lot 12; thence North 89°50'00" West, along the South line of said Lot 12, 40 feet to the Southwest corner of said Lot 12; thence North 24°03'47" East, 98.74 feet more or less to the Northwest corner of said Lot 16 and point of beginning.

The true and actual consideration for this conveyance is \$375,000.00.

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 1 day of August, 2022.



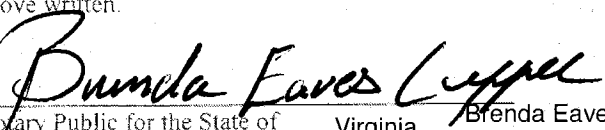
Oscar Alonso



Alesya Neverov

State of Virginia } ss
County of Virginia Beach }

On this 1 day of August, 2022, before me, Brenda Eaves Cuffee a Notary Public in and for said state, personally appeared Oscar Alonso and Alesya Neverov, 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 Virginia Brenda Eaves Cuffee
Residing at: Virginia Beach
Commission Expires: October 31, 2024

