



2022-010556

Klamath County, Oregon

08/30/2022 10:19:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alex Daniel Robinson Rosen

31 Via Santa Barbara

Paso Robles, CA 93446

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

Alex Daniel Robinson Rosen

31 Via Santa Barbara

Paso Robles, CA 93446

File No. 559502AM

STATUTORY WARRANTY DEED

Elier Perez Contreras,

Grantor(s), hereby convey and warrant to

Alex Daniel Robinson Rosen,

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 situated in Government Lot 4 in the S1/2 of Section 13, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of the Dalles-California Highway and the Southerly right of way of the County Road; thence East along the Southerly right of way, of said County Road, 176 feet to the point of beginning; thence continuing along the right of way, 400 feet; thence South 60 feet to the Northerly right of way of a private road; thence in a Westerly direction along said Northerly line of the point of beginning.

The true and actual consideration for this conveyance is \$24,000.00.

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 25 day of August, 2022


Elier Perez Contreras

State of Oregon } ss
County of Multnomah }

On this 25 day of August, 2022, before me, Andrea Eliason Losness a Notary Public in and for said state, personally appeared Elier Perez Contreras, 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: Portland, OR
Commission Expires: July 14, 2023

