



2022-010559

Klamath County, Oregon

08/30/2022 11:14:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Sherie L. Torralba

2505 Wiard Street

Klamath Falls, OR 97603

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

Sherie L. Torralba

2505 Wiard Street

Klamath Falls, OR 97603

File No. 554922AM

STATUTORY WARRANTY DEED

Oscar Herrera and Vanessa L. Herrera, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Sherie L. Torralba,

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 the NW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, also known as a portion of Lot 1 of KIELSMEIER ACRE TRACTS, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning 740 feet South and 20 feet East of the center of said Section 2; thence East parallel with Klamath Falls – Lakeview Highway 162 1/2 feet; thence South at right angles 70 feet; thence West parallel with the highway 162 1/2 feet; thence North 70 feet to the place of beginning.

The true and actual consideration for this conveyance is \$249,900.00.

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 15 day of August, 2022



Vanessa L. Herrera




Oscar Herrera

State of Oregon } ss
County of Klamath }

On this 15 day of August, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Oscar Herrera and Vanessa L. Herrera, 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 County
Commission Expires: 3/7/26

