



2022-011791

Klamath County, Oregon

09/30/2022 12:07:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alvaro Tapia Reyes

11714 Hwy. 395

Lakeview, OR 97630

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

Alvaro Tapia Reyes

11714 Hwy. 395

Lakeview, OR 97630

File No. 562922AM

STATUTORY WARRANTY DEED

Steven M. Eddy,

Grantor(s), hereby convey and warrant to

Alvaro Tapia Reyes,

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:

All that portion of Lots 19 and 20 in Block 5 of ALTAMONT ACRES, Klamath County, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows;

Beginning at a point on the Northerly line in said Lot 20, 81.9 feet West from the Northeast corner of said Lot 20; thence Southerly parallel with Bisbee Street (formerly Third Street) 214.7 feet to the Southerly line of Lot 19 in said Block 5; thence Westerly along the Southerly line of said Lot 19, 75 feet; thence Northerly parallel with Bisbee Street, 214.7 feet to the Northerly line of said Lot 20; thence Easterly along the Northerly line of said Lot 20, 75 feet to the place of beginning.

EXCEPTING THEREFROM the Northerly 5 feet thereof conveyed to Klamath County for road purposes.

Also EXCEPTING THEREFROM, that portion conveyed to Klamath County by Warranty Deed recorded August 2, 2001 in Volume M01, page 38886, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$40,000.00.

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 27th day of September, 2022

Steven M. Eddy
Steven M. Eddy

State of Texas } ss
County of Harris }

On this 27th day of September, 2022, before me, Anka V. Mathews
Notary Public in and for said state, personally appeared Steven M. Eddy, 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.

Anka V. Mathews
Notary Public for the State of Texas
Residing at: Houston, Texas
Commission Expires: 04/26/2024 4 73

