

2022-011941

Klamath County, Oregon

10/05/2022 08:33:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

eLegacy Law, PLLC
8596 N Wayne Dr., Ste B
Hayden, ID 83835
MAIL TAX STATEMENTS TO:

Osvaldo Rivera, Trustee
7327 SW Barnes Road, #800
Portland, OR 97225

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANT DEED

Osvaldo R. Rivera Morales, Grantor, conveys and warrants to Osvaldo R. Rivera Morales, as Trustee of the ORRM Living Trust dated October 3, 2022, and any amendments thereto, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in the County of Klamath, State of Oregon, to wit:

Lot 44, Block 6, Mountain Lake Homesites, according to the official plan thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax ID: R-3606-01700-017D0-01700-000.

The true consideration for this conveyance consists of other value given and promised.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 TO 195.366, 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: October 3, 2022

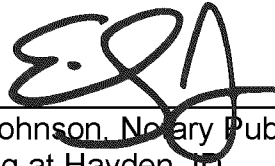
Oswaldo R Rivera

Oswaldo R. Rivera Morales
Grantor

STATE OF IDAHO)
) ss.
COUNTY OF KOOTENAI)

On this 3rd day of October, 2022, before me, the undersigned Notary, personally appeared Oswaldo R. Rivera Morales, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same.

EMILY JOHNSON
COMMISSION NO. 20203522
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 09/15/2026



Emily Johnson, Notary Public
Residing at Hayden, ID
My Commission Expires: 09/15/2026

This notarial act involved the use of communication technology