



2022-012054
Klamath County, Oregon
10/07/2022 11:48:03 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Juan Gil and Lorena Gil-Dominguez

P.O. Box 5

Merrill, OR 97633

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

Juan Gil and Lorena Gil-Dominguez

P.O. Box 5

Merrill, OR 97633

File No. 557648AM

STATUTORY WARRANTY DEED

Betty L. Scronce, Joseph K. Scronce and Kenneth D. Scronce,

Grantor(s), hereby convey and warrant to

Juan Gil and Lorena Gil-Dominguez, as Tenants by the Entirety

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 5 in Block 7, ORIGINAL TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SIGNED IN COUNTERPART

The true and actual consideration for this conveyance is \$242,000.00.

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

9.7

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 29th day of September, 2022.

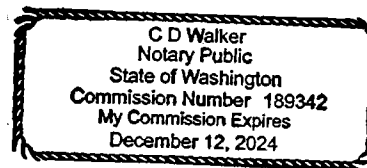
Betty L. Scronce
Betty L. Scronce

Joseph K. Scronce
Joseph K. Scronce

State of Oregon } ss
County of SKAGIT }

On this 29th day of SEPTEMBER, 2022, before me, C.D. WALKER a Notary Public in and for said state, personally appeared Betty L. Scronce, Joseph K. Scronce, 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.

C.D. Walker
Notary Public for the State of Oregon - now Washington
Residing at: Sedro Woolley, WA. 98284
Commission Expires: 12-12-24



Kenneth D. Scronce
Kenneth D. Scronce

State of Oregon } ss
County of Klamath }

On this 3 day of October, 2022, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Kenneth D. Scronce, 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 1-28-25

