



2022-012296

Klamath County, Oregon

10/14/2022 10:44:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Devin Joseph Ferreira and Amy Marie Ferreira

7203 Hager Way

Klamath Falls, OR 97603

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

Devin Joseph Ferreira and Amy Marie Ferreira

7203 Hager Way

Klamath Falls, OR 97603

File No. 561467AM

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## STATUTORY WARRANTY DEED

**Theresa J. Ferreira,**

Grantor(s), hereby convey and warrant to

**David J. Ferreira and Brendan Scott Ferreira, with right of survivorship**

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 more particularly described as follows: Beginning at a point at the Northwest corner of the NE1/4 of SE1/4 of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East 460 feet; thence South 190 feet to the Northwesterly line of the O.C. & E. Railway right of way; thence Northwesterly along said right of way line to the place of beginning. SAVING AND EXCEPTING THEREFROM any portion lying within the right of way of the O.C. & E. Railway.**

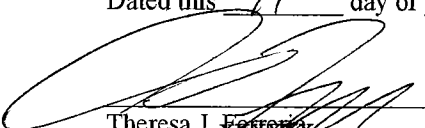
The true and actual consideration for this conveyance is \$to clear title

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 11 day of October, 2022

  
Theresa J. Ferreira

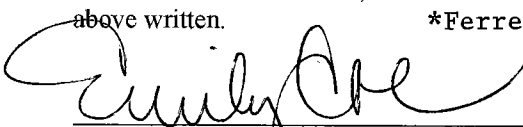
Ferreira

State of Oregon } ss

County of Klamath }

\* On this 11 day of October, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared Theresa J. Ferreira, 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. \*Ferreira

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: 9/27/2025

