



2022-012749
Klamath County, Oregon
10/27/2022 10:23:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Felix Gonzalez Garcia
6033 Breitenstein Lane
Klamath Falls, OR 97601

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

Felix Gonzalez Garcia
6033 Breitenstein Lane
Klamath Falls, OR 97601

File No. 563521AM

STATUTORY WARRANTY DEED

Robbi A. Crain,

Grantor(s), hereby convey and warrant to

Felix Gonzalez Garcia,

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:

Parcel 2 of Land Partition 31-93, situated in the NE1/4 SE1/4 and the SE1/4 NE1/4 Section 2, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the following described property:

A tract of land situated in the SE1/4 SE1/4 of Section 2, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Parcel 2 of "Land Partition 31-93" said point being the South 1/16 corner common to Section 1, Township 39 South, Range 8 East of the Willamette Meridian, and said Section 2; thence South 00°03'34" East, along the East line of said Section 2, 334.40 feet; thence, leaving said East line North 89°35'28" West 35.00 feet; thence North 00°03'34" West 4.34 feet to a point on the adjusted line of "Property Line Adjustment 4-15"; thence, along said adjusted line South 65°17'52" West 10.23 feet; thence, leaving the said adjusted line North 89°35'28" West 494.06 feet to a point on the said adjusted line of "Property Line Adjustment 4-15"; feet to a point on the adjusted line of "Property Line Adjustment 4-15"; thence along the said adjusted line the following courses: North 20°16'20" West 29.43 feet, North 09°22'19" West 23.47 feet, North 32°36'18" West 114.41 feet, North 39°19'24" West 146.40 feet, North 65°10'05" West 18.66 feet, North 74°00'30" West 40.60 feet and North 56°38'53" East 83.02 feet to a point on the South line of said Parcel 2; thence North 89°32'43" East 693.08 feet to the point of beginning. With bearings based on record of survey 5429 on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$585,000.00.

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:

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 26 day of October, 2022

Robbi A. Crain
Robbi A. Crain

State of Oregon } ss
County of Klamath }

On this 26 day of October, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Robbi A. Crain, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

