



2023-002170
Klamath County, Oregon
03/29/2023 03:46:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Adolfo Herrera and Zandria Ulis

2553 Woodland Dr.

Chiloquin, OR 97624

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

Adolfo Herrera and Zandria Ulis

2553 Woodland Dr.

Chiloquin, OR 97624

File No. 582628AM

STATUTORY WARRANTY DEED

Roy Renn and Candice Renn, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Adolfo Herrera and Zandria Ulis, 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:

PARCEL 1:

A portion of Lot 1, Block 2, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin marking the Southwest corner of the above said Lot 1, Block 2; proceed along the Western boundary in a Northerly direction a distance of 25 feet to the point of beginning to the North parcel of said Lot 1, Block 2; thence 84.84 feet in a Northerly direction along the same Western boundary to the Northwest corner of said Lot 1; thence in an Easterly direction 17.36 feet along the Northern boundary of said Lot 1 to the Northeast corner of said Lot 1; thence in a Southerly direction along the Eastern boundary of said Lot 1, 72.47 feet; thence in a Westerly direction to the point of beginning.

PARCEL 2:

A portion of Lot 1, Block 2, RAILROAD ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:


Beginning at a 5/8" iron pin marking the Southwest corner of the above said Lot 1 as the point of beginning; thence Northerly along the Western boundary 25.0 feet; thence Easterly to a point on the Eastern boundary of said Lot 1 located 46.0 feet in a Northerly direction from the 5/8" iron pin marking the Southeast corner of said Lot; thence in a Southerly direction along the Eastern boundary of said Lot 1, 46.0 feet to the 5/8" iron pin marking the Southeast corner of said Lot 1; thence in a Westerly direction 61.38 feet along the Southerly boundary of said Lot 1 to the point of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

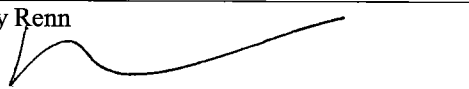
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 23 day of march, 2023



Roy Renn



Candice Renn

State of Oregon } ss
County of Klamath }

On this 23 day of March, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Roy Renn and Candice Renn, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

