



THIS SPACE RESERVED FOR

2023-002323
Klamath County, Oregon
04/03/2023 01:36:01 PM
Fee: \$87.00

After recording return to:

Jose De Jesus Valdez-Licea and Mariana Valdez

2803 Bisbee St.

Klamath Falls, OR 97603

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

Jose De Jesus Valdez-Licea and Mariana Valdez

2803 Bisbee St.

Klamath Falls, OR 97603

File No. 580637AM

STATUTORY WARRANTY DEED

Philip Charles Dunsmoor and Judith Elizabeth Dunsmoor, as Co-Trustees of the Dunsmoor Family Trust,

Grantor(s), hereby convey and warrant to

Jose De Jesus Valdez-Licea and Mariana Valdez, 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 7, Block 3, Tract 1126, FIRST ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$277,000.00.

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 16 day of March, 2023

The Dunsmoor Family Trust

By: [Signature]
Philip Charles Dunsmoor, Co-Trustee

By: [Signature]
Judith Elizabeth Dunsmoor, Co-Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of March, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Philip Charles Dunsmoor and Judith Elizabeth Dunsmoor known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustees of the Dunsmoor Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/26

