

2023-003184

Klamath County, Oregon



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04/27/2023 12:49:26 PM

Fee: \$87.00

Returned at Counter

The person to whom this document will be  
returned after recording is (name & address):

Denise Greenlaw  
PO Box 891  
Chiloquin, OR 97624

### WARRANTY DEED

Marcos J. Aguilar and Denise Carol Greenlaw, formally husband and wife, Grantor(s), convey and warrant to Marcos J. Aguilar and Denise Carol Greenlaw, Grantee(s), as tenants in common without right of survivorship, the following real property located in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT A

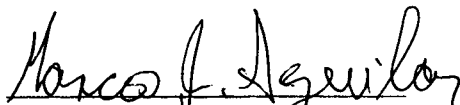
Tax Account No.

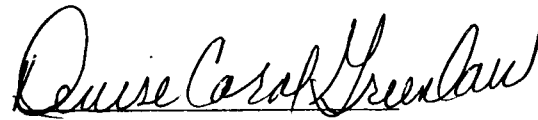
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

The true consideration for this conveyance is \$0.00, Other good and valuable consideration - dissolution of marriage.

Until a change is requested, all tax statements shall be sent to the following address: Denise Greenlaw, PO Box 891, Chiloquin, OR 97624.

Dated this 27<sup>th</sup> day of April, 2023.

  
Marcos J. Aguilar

  
Denise Carol Greenlaw

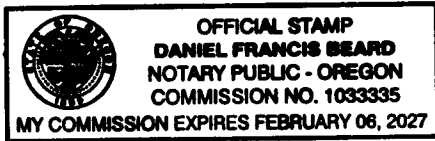
State of Oregon

) ss

County of ~~Lane~~

Klamath

SUBSCRIBED AND ACKNOWLEDGED by Marcos J. Aguilar and Denise Carol Greenlaw, the above named Grantor(s), before me this 27<sup>th</sup> day of April, 2023.



A handwritten signature in cursive script, appearing to read "Daniel Beard".

Notary Public for Oregon

My Commission expires: 2-6-2027

#### Exhibit A

#### Legal Description

A portion of that tract of land described in Volume M80, page 24962, Microfilm Records of Klamath County, Oregon, being the portion of the NW 1/4 of Section 34, Township 34 South, Range 7, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8 inch iron rod; thence North 89 degrees 48' 96" East, 420.00 feet along the North boundary of said tract of land to a 5/8 inch iron rod and the true point of beginning of this description; thence continuing along said North boundary, North 89 degrees 48' 86" East, 474.26 feet to a 5/8 inch iron rod; thence South 00 degrees 05' 25" East 344.26 feet to a 5/8 inch iron rod on the South boundary of said tract of land; thence South 89 degrees 55' 16" West, 344.90 feet along said South boundary to a 5/8 inch iron rod; thence North 20 degrees 44' 15" West, 366.86 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the County Engineer.

Subject to: A road easement 30 feet in width for ingress and egress over and across the North 30 feet of the above described property.

TOGETHER WITH a 1976 MARLE MOBILE HOME, Oregon License #X132592, Serial #1114370FB060192 which is situate on the real property described herein.