

2023-004033

Klamath County, Oregon



00315181202300040330040044

05/26/2023 10:49:40 AM

Fee: \$97.00

COVER PAGE FOR OREGON DOCUMENTS

Grantor: FELIPE RAMIREZ JR., a married man

Grantor's Mailing Address: 6742 52nd Street, Sacramento, California 95823

Grantee: FELIPE RAMIREZ, Jr. and KATHERINE RAMIREZ, Trustees of the FELIPE AND KATHERINE RAMIREZ FAMILY TRUST dated MAY 17 2023, 20

Grantee's Mailing Address: 6742 52nd Street, Sacramento, California 95823

Type of Document to be Recorded: WARRANTY DEED

Consideration: The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Prior Recorded Document Reference: Quitclaim Deed: Recorded August 12, 2003; Vol M03, Page 58308

Situs Address: vacant lot, no assigned address

Tax Account Number: 407973; Map and Taxlot: 3715-00700-01300

Until a change is requested, all Tax Statements shall be sent to the following address:

Felipe Ramirez, Jr., Trustee, et al
6742 52nd Street
Sacramento, CA 95823

After Recording Return To:

Felipe Ramirez, Jr., Trustee, et al
6742 52nd Street
Sacramento, CA 95823

Prepared By:

Felipe Ramirez Jr.
6742 52nd Street
Sacramento, CA 95823

WARRANTY DEED

TITLE OF DOCUMENT

FELIPE RAMIREZ JR., a married man, Grantor, conveys and warrants to **FELIPE RAMIREZ, Jr. and KATHERINE RAMIREZ, Trustees of the FELIPE AND KATHERINE RAMIREZ FAMILY TRUST** dated MAY 17 2023, 20____, Grantee, the following described real property free of encumbrances except as specifically set forth herein, situated in the County of **Klamath**, State of **Oregon**:

THE 5 1/2 OF GOVERNMENT LOT 4, IN SECTION 7, TOWNSHIP 37 SOUTH, RANGE 15, EAST OF THE WILLAMETTE MERIDIAN, IN KLAMATH COUNTY, OREGON. TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH FOR ROADWAY PURPOSES FOR USE IN COMMON WITH OTHERS, LYING 30 FEET ON EACH SIDE OF THE WEST LINE OF THAT PORTION OF THE E 1/2 OF W 1/2 OF SECTION 7, THAT IS SOUTHERLY OF OREGON STATE HIGHWAY #140.

Tax Account No.: **407973**; Map and Taxlot: **3715-00700-01300**

Prior Recorded Document Reference: **Quitclaim Deed**: Recorded **August 12, 2003**; Vol **M03**, Page **58308**

Subject To: 1. Taxes for the Current fiscal year, paid current
 2. Restrictions, Conditions, Covenants, Rights, Rights of Way and Easements now of Record, if any

Encumbrances (If none, so state): All those items of record, if any, as of the date of this deed, and None.

The true consideration for this conveyance is: OTHER VALUE WAS THE WHOLE CONSIDERATION

Dated this 17 day of May, 2023. If a corporate grantor, it has caused its name to be signed by order of its Board of Directors.

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.

Felipe Ramirez Jr.
Felipe Ramirez Jr.

STATE OF California }
COUNTY OF Sacramento } ^{SS}

This instrument was acknowledged before me this 17 day of May, 2023, by **Felipe Ramirez Jr.**

NOTARY STAMP/SEAL

Before Me: _____
NOTARY PUBLIC- STATE OF _____
My Commission Expires: _____

State of California)
County of Sacramento)

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Signature _____

