

Oakes Law Office

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After Recording, Return To:
Antonio Rivera
2425 Summers Lane, #26
Klamath Falls, OR 97603

Mail Tax Statements To:
Antonio Rivera
2425 Summers Lane, #26
Klamath Falls, OR 97603

2023-004170
Klamath County, Oregon



00315336202300041700010017

06/01/2023 11:36:52 AM

Fee: \$82.00

STATUTORY WARRANTY DEED

VICTORIA RIVERA, the GRANTOR, HEREBY CONVEYS AND WARRANTS TO ANTONIO RIVERA, the GRANTEE, THE FOLLOWING described real property located in the County of Klamath, State of **Oregon**:

The North 67 feet of the West 102 feet of Lot 2, Block 4, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT the West 5 feet as conveyed to Klamath County for road purposes by Deed recorded October 21, 1963 in Book 348 at Page 589, Deed Records of Klamath County, Oregon.

Map: 3909-003DC-02700

More commonly known as 2725 Bisbee Street, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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.

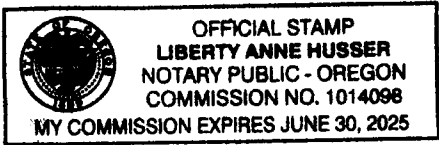
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 31 day of May, 2023.

VICTORIA RIVERA

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this May 31, 2023, by VICTORIA RIVERA.



NOTARY PUBLIC
My Commission Expires: June 30, 2025