

THIS SPACE RESERVED FOR

2023-004570 Klamath County, Oregon

06/14/2023 01:34:01 PM

Fee: \$92.00

After recording return to:	
Jesse Rugg and Victoria Rugg	
18460 S. Holly Lane	
Oregon City, OR 97045	
Until a change is requested all tax statements shall be	
sent to the following address:	
Jesse Rugg and Victoria Rugg	
18460 S. Holly Lane	
Oregon City, OR 97045	
File No. 593328AM	

STATUTORY WARRANTY DEED

Michelle Desiree Street, Trustee of the Michelle Desiree Street Trust, dated November 10, 2009,

Grantor(s), hereby convey and warrant to

Jesse Rugg and Victoria Rugg, 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 19, Block 2, LONE PINE OF THE SPRAGUE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW ¼ SE ¼ of Section 11 and the NE ¼ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW ¼ SE ¼ of said Section 11, said point being North 0° 07′ 13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62° 56′ 13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17′ 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33′ 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06° 04′ 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26′ 17" East 279.26 feet; thence South 72° 06′ 37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14° 47" 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW ¼ SE ¼ of said Section 11: thence South 0° 07′ 113" East along said West line to the point of beginning.

The true and actual consideration for this conveyance is \$16,000.00.

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 195.301, 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 13 day of June ,2023	
Michelle Desiree Street, Trust By: Michelle Desiree Street, Trustee	
State of CA ss. County of Ventura ss. On this 13 day of June, 2023, before me, Manna M.	Λ' V
On this 12 day of June, 2023, before me, 12011 by personally appeared Michelle Desiree Street known or identified to reforegoing instrument as Trustee of the Michelle Desiree Street Trustame as Trustee.	ne to be the person whose name is subscribed to the
IN WITNESS WHEREOF, I have hereunto set my hand and affixed m above written.	y official seal the day and year in this certificate first
Notary Public for the State of	00000000000000000000000000000000000000

NOTARY PUBLIC-CALIFORNIA VENTURA COUNTY

My Commission Expires MAY 24, 2026 8

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California		
County of Virtue	S.S.	
On June 13, 2023 before me, Martha Murillo, Notary Public Name of Notary Public, Title personally appeared Michelle Desiree Street		
personally appeared Michelle Desirez	s Street	
who proved to me on the basis of satisfactory evidence is/are subscribed to the within instrument and acknowle the same in his/her/their authorized capacity(ies), and to instrument the person(s), or the entity upon behalf of winstrument.	edged to me that he/she/they executed that by his/her/their signature(s) on the hich the person(s) acted, executed the	
of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signal of Notary Public OPTIONAL INFORMATION Although the information of this section is not required by law, it could put this acknowledgment to an unauthorized document and may prove uses	MARTHA MURILLO MARTHA MURILLO COMM. # 2404838 NOTARY PUBLIC-CALIFORNIA VENTURA COUNTY My Commission Expires MAY 24, 2026 8000000000000000000000000000000000	
Description of Attached Document	Additional Information	
The preceding Certificate of Acknowledgment is attached to a	Method of Signer Identification	
document titled/for the purpose of	Proved to me on the basis of satisfactory evidence:	
Statutory Warranty Deed	form(s) of identification credible witness(es)	
containing pages, and dated	Notarial event is detailed in notary journal on:	
The signer(s) capacity or authority is/are as: Individual(s) Attorney-in-fact Corporate Officer(s)	Page # Entry # Notary contact: Other Additional Signer Signer(s) Thumbprints(s)	
Guardian/Conservator Partner - Limited/General Trustee(s) Other: representing:		
Name(s) of Person(s) Entitylies) Signer is Representing		