



2023-004809  
Klamath County, Oregon  
06/22/2023 12:04:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Eric Gerardo Rodriguez

2212 Darrow Ave

Klamath Falls, OR 97601

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

Eric Gerardo Rodriguez

2212 Darrow Ave

Klamath Falls, OR 97601

File No. 585341AM

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### STATUTORY WARRANTY DEED

**Lawrence Alan Thomas, Trustee, or Her Successors in Trust under the Janet R. Pierce Family Trust dated  
October 19, 2005, and any amendments thereto,**

Grantor(s), hereby convey and warrant to

**Eric Gerardo Rodriguez,**

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 662, Block 116, MILLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official  
plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$180,000.00.

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 9<sup>th</sup> day of 6/9/23.

Janet R. Pierce Family Trust dated October 19, 2005, and any amendments thereto

By: [Signature]  
Lawrence Alan Thomas, Trustee

State of WA } ss.  
County of King }

On this 9 day of June, 2023, before me, DEBRA DAWN NAGEL a Notary Public in and for said state, personally appeared Lawrence Alan Thomas known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Janet R. Pierce Family Trust dated October 19, 2005, and any amendments thereto, 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 WA  
Residing at: King Co Seattle  
Commission Expires: 1-29-2027

DEBRA DAWN NAGEL

