



2023-005367
Klamath County, Oregon
06/30/2023 02:09:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tom Rios and Rendia Moore

3822 La Marada Way

Klamath Falls, OR 97603

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

Tom Rios and Rendia Moore

3822 La Marada Way

Klamath Falls, OR 97603

File No. 568598AM

STATUTORY WARRANTY DEED

Alvin L. Van Hulzen and Jean Van Hulzen, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Tom Rios and Rendia Moore, 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:



Parcel 1 of Land Partition 8-22, located in the SE1/4 of Section 8, the S1/2 of the NW1/4, the SW1/4 of the NE1/4, N1/2 of the SW1/4, and the NW1/4 of the SE1/4 of Section 9, Township 36 South Range 6 East of the Willamette Meridian, Klamath County, Oregon, being a replat of Partition LP 33-13, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, filed December 6, 2022 in 2022-013998 records of Klamath County.

The true and actual consideration for this conveyance is \$160,000.00.

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.

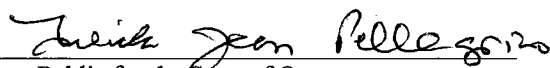
Dated this 30 day of June, 2023


Alvin L. Van Hulzen

Jean Van Hulzen

State of Oregon } ss
County of Klamath }

On this 30 day of June, 2023, before me, Twila Jean Pellegrino a
Notary Public in and for said state, personally appeared Alvin L. Van Hulzen and Jean Van Hulzen, known or identified to me to
be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed
same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first
above written.


Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

