



2023-005615

Klamath County, Oregon

07/07/2023 01:33:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alexis Marie Suzanne Marques and Ruben Raymundo

Briones Chavolla

2026 Gettle St

Klamath Falls, OR 97603

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

Alexis Marie Suzanne Marques and Ruben Raymundo

Briones Chavolla

2026 Gettle St

Klamath Falls, OR 97603

File No. 593699AM

### STATUTORY WARRANTY DEED

**Mark S. Tyler an unmarried man and Olga P. Moreno an unmarried woman, not as tenants in common but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Alexis Marie Suzanne Marques and Ruben Raymundo Briones Chavolla, with right of survivorship,**

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:

**Beginning at a point on the West line of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 0°35' West 1116.2 feet from the Southwest corner of said SE1/4 NW1/4 of Section 2; thence North 0°35' West along said West line a distance of 75 feet; thence North 89°25' East 135 feet; thence South 0°35' East, 75 feet; thence South 89°25' West 135 feet to the point of beginning, being a parcel of land in the W1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

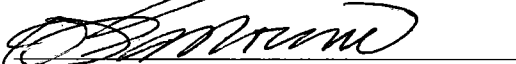
The true and actual consideration for this conveyance is \$382,000.00.

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 5 day of July, 2023

  
Mark S. Tyler

  
Olga P. Moreno

State of Oregon } ss  
County of Klamath }

On this 5 day of ~~June~~ <sup>July</sup>, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Mark S. Tyler and Olga P. Moreno, 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  
Commission Expires: 10-27-2026

