

470323086397-KB
RECORDING REQUESTED BY:

2023-005770
Klamath County, Oregon
07/12/2023 01:20:02 PM
Fee: \$87.00

TICOR TITLE

595538AM



300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
Tim Alvarez and Kristina Alvarez

GRANTEE'S NAME:
Clarence Arteaga and Abigail Arteaga

AFTER RECORDING RETURN TO:
Order No.: 470323086397-KB
Clarence Arteaga and Abigail Arteaga, as tenants by the entirety
41873 Lakewoods Dr
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
Clarence Arteaga and Abigail Arteaga
41873 Lakewoods Dr
Klamath Falls, OR 97601

41873 Lakewoods Dr, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Tim Alvarez and Kristina Alvarez, as tenants by the entirety, Grantor, conveys and warrants to **Clarence Arteaga and Abigail Arteaga, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 1, 2 and 3 in Block 4 of Tract No.1051, LAKEWOODS, UNIT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (**\$550,000.00**). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/22/23



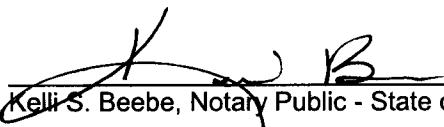
Tim Alvarez



Kristina Alvarez

State of OREGON
County of JACKSON

This instrument was acknowledged before me on 6/22/23 by Tim Alvarez and Kristina Alvarez.


Kelli S. Beebe, Notary Public - State of Oregon

My Commission Expires: February 4, 2024

