



2023-006373

Klamath County, Oregon

07/28/2023 01:15:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Teresa De Los Reyes

2214 Cable St.

Klamath Falls, OR 97601

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

Teresa De Los Reyes

2214 Cable St.

Klamath Falls, OR 97601

File No. 595459AM

### STATUTORY WARRANTY DEED

**David L. Bell and Robin E. Bell, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Teresa De Los Reyes,**

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 6 in Block 6 of RIVERVIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**EXCEPTING THEREFROM that portion thereof conveyed to the State of Oregon, by and through its State Highway Commission, by Deed recorded June 6, 1967 in Volume M67, page 4237, Microfilm Records of Klamath County, Oregon.**

**TOGETHER WITH that portion of the vacated alley adjacent as vacated by County Commissioners Order No 98-011, dated July 16, 1997, recorded August 7, 1997 in Volume M97, page 26025, Microfilm Records of Klamath County, Oregon, as inured thereto by operation of law.**

The true and actual consideration for this conveyance is \$211,750.00.

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:

*2023-2024 Real Property Taxes, a lien not yet due and payable*

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 27 day of July, 2023.

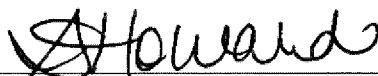


David L. Bell

State of Oregon } ss  
County of Klamath }

On this 27<sup>th</sup> day of July, 2023, before me, Stacy Howard a Notary Public in and for said state, personally appeared David L. Bell, 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.

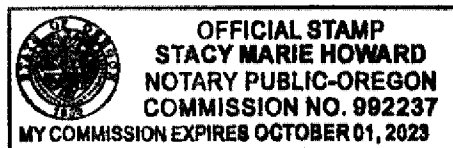
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 10-01-2023



Dated this 27 day of July, 2023.

Robin E. Bell  
Robin E. Bell

State of Oregon } ss  
County of Klamath }

On this 27 day of July, 2023, before me, Stacy Howard, a Notary Public in and for said state, personally appeared Robin E. Bell, 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.

Stacy Howard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10-01-2023

