



2023-006405
Klamath County, Oregon
07/31/2023 09:14:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alfonso Cruz Rodriguez and Joel Cruz Flores

510 S 6th Street

Klamath Falls, OR 97601

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

Alfonso Cruz Rodriguez and Joel Cruz Flores

510 S 6th Street

Klamath Falls, OR 97601

File No. 543119AM

STATUTORY WARRANTY DEED

David J. Bettencourt,

Grantor(s), hereby convey and warrant to

Alfonso Cruz Rodriguez and Joel Cruz Flores, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$533,948.00.

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 24th day of July, 2023


David J. Bettencourt

Texas *km*
State of Oregon } ss
County of Blanco }

On this 24 day of July, 2023, before me, Katherine Hargrave, a Notary Public in and for said state, personally appeared David J. Bettencourt, 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 Texas *km*
Residing at: Comal County, TX
Commission Expires: 4-06-2027

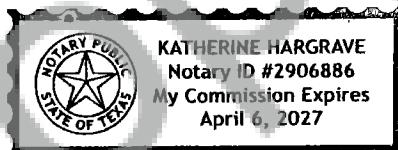


EXHIBIT 'A'

Parcel 1:

Lot 3, Block 97, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2:

The Northerly half of Lots 1 and 2 in Block 97 of KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 3:

All that portion of Lots 1 and 2, Block 97, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, described as beginning at the most Easterly corner of Lot 1, thence Southwesterly along the alley parallel with Willow Avenue to the most Southerly corner of Lot 2; thence along the Southwesterly line of Lot 2, parallel with Sixth Street, 50 feet; thence Northeasterly parallel with Willow Avenue to a point on the Northeasterly line of Lot 1; thence in a Southeasterly direction along the Northeasterly line of Lot 1 and Southwesterly direction along the Northeasterly line of Lot 1 and Southwesterly line of Sixth Street 50 feet to the point of beginning.

ALSO: An undivided one-half interest, beginning at the most Southerly corner of Lot 2; thence Southwesterly along Southeasterly line of Lot 3 for 1 foot thence Northwesterly parallel to Sixth Street 50 feet; thence Northeasterly 1 foot to Southwesterly line of Lot 2, thence Southeasterly along the Southwesterly line of Lot 2 to point of beginning,

TOGETHER WITH: An undivided one-half interest in and to the party wall constructed thereon.