

2023-007436

Klamath County, Oregon

08/29/2023 01:09:01 PM

Fee: \$92.00



After recording return to:  
Ricardo Barajas  
4230 altamont drive  
Klamath falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Ricardo Barajas  
4230 altamont drive  
Klamath falls, OR 97603

File No.: 7161-4071063 (SA)

Date: June 01, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Andrew J. Worley**, Grantor, conveys and warrants to **Ricardo Barajas**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. The **2023-2024** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$150,000.00**. (Here comply with requirements of ORS 93.030)

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.

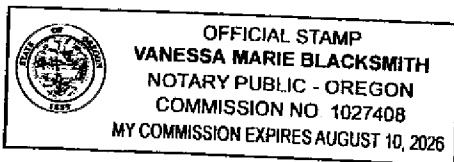
Dated this 25<sup>th</sup> day of August, 2023.

Andrew J. Worley  
Andrew J. Worley

STATE OF Oregon )  
County of ~~Klamath~~ Josephine ) ss.

This instrument was acknowledged before me on this 25 day of August, 2023  
by **Andrew J. Worley**.

Vanessa Blacksmith



Notary Public for Oregon  
My commission expires: 8/10/2026

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THAT PORTION OF THE SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  495 FEET EAST OF THE SOUTHWEST CORNER OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$ ; THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  320 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN CONVEYED BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID PLACE OF BEGINNING EAST AND PARALLEL TO THE NORTH LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  165 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  100 FEET; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  165 FEET; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID SE $\frac{1}{4}$  OF THE NW $\frac{1}{4}$  100 FEET TO THE PLACE OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT OF WAY OF HOPE STREET.**

**NOTE:** This legal description was created prior to January 1, 2008.