



2023-007876  
Klamath County, Oregon  
09/08/2023 11:43:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Veronica Vallejo  
232 Laguna St.  
Klamath Falls, OR 97601

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

Veronica Vallejo  
232 Laguna St.  
Klamath Falls, OR 97601  
File No. 603045AM

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### STATUTORY WARRANTY DEED

**Michael D. Dryden, as Successor Trustee of the Dryden Trust, Dated July 11, 2018,**

Grantor(s), hereby convey and warrant to

**Veronica Vallejo,**

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:

**That portion of Tract 1 - Bailey Tracts, according to the official plat thereof on file in the office of the  
County Clerk, Klamath County, Oregon, described as follows:**

**Beginning at the Northeasterly corner of Tract Number One, Bailey Tracts, said corner being a point in the  
Westerly line of the Homedale Road, which point bears South 0°02'30" East 1329.05 feet, and North 89°52'  
East 1307.5 feet from the center of Section 2, Township 39 South, Range 9 East of the Willamette Meridian;  
thence South 0°02' West along the Westerly line of said Homedale Road 122.5 feet; thence South 89°52'  
West 308.55 feet to a point on the Westerly line of said Tract One, Bailey Tracts; thence North 0°02' East  
along said Westerly line of Tract One, 122.5 feet to the Northwest corner of said Tract One; thence North  
89°52 East along the Northerly line of said Tract One, 308.55 feet to point of beginning.**

The true and actual consideration for this conveyance is \$279,600.00.

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 7<sup>th</sup> day of September, 2023.

Dryden Trust

By:

Michael D. Dryden  
Michael D. Dryden, Successor Trustee

State of Oregon} ss.

County of Clackamas}

On this 7<sup>th</sup> day of September, 2023, before me, Laura Leigh Boller, a Notary Public in and for said state, personally appeared Michael D. Dryden known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the Dryden Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

Laura Leigh Boller  
Notary Public for the State of Oregon»  
Residing at: Multnomah county  
Commission Expires: 6/29/2024

