



After recording return to:
Liliana Perez Miranda
2158 Lancaster Dr. NE
Salem, OR 97305

Until a change is requested all tax
statements shall be sent to the
following address:
Liliana Perez Miranda
2158 Lancaster Dr. NE
Salem, OR 97305

File No.: 7081-4109829 (BO)
Date: October 10, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul B. Bigby and Ami L. Bigby, as Trustees of Bigby Revocable Living Trust, Grantor, conveys
and warrants to **Liliana Perez Miranda**, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

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

**LOT 118 OF TRACT 1277, BEING A RE-PLAT OF LOTS 35 THROUGH 42 OF BLOCK 1 OF
HARBOR ISLES, TRACT 1209; LOTS 43 AND 44, 48 THROUGH 58, AND 64 THROUGH 71 OF
BLOCK 1 OF THE FIRST ADDITION TO HARBOR ISLES, TRACT 1252; LOTS 1 THROUGH 6,
AND 9 THROUGH 23 OF BLOCK 2 OF THE SECOND ADDITION TO HARBOR ISLES, TRACT
1259; AND A PORTION OF BLOCKS A, B AND 4 OF SHIPPINGTON ADDITION TO KLAMATH
FALLS, OREGON, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 38
SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.**

Subject to:

1. 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 **\$435,000.00**. (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 7 day of November, 2023.

Bigby Revocable Living Trust

Paul B. Bigby
Paul B. Bigby, Co-Trustee

Ami L. Bigby
Ami L. Bigby, Co-Trustee

STATE OF Oregon)

County of Klamath)

)ss.

This instrument was acknowledged before me on this 7 day of November, 2023
by Paul B. Bigby and Ami L. Bigby as Trustees of Bigby Revocable Living Trust

Patricia L. Horton

Notary Public for Oregon
My commission expires:

