



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Anthony C. Luehr and Sherri A. Luehr  
15664 SW Chinook Dr  
Terrebonne, OR 97760

Until a change is requested all tax statements shall be sent to the following address:  
Anthony C. Luehr and Sherri A. Luehr  
15664 SW Chinook Dr  
Terrebonne, OR 97760  
File No. 619616AM

STATUTORY WARRANTY DEED

Joseph R. Medrano and Marion L. Medrano, as Tenants by the Entirety,  
Grantor(s), hereby convey and warrant to

Anthony C. Luehr and Sherri A. Luehr, as Tenants by the Entirety,  
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 4 in Block 1 of ANTELOPE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016A0-02200

The true and actual consideration for this conveyance is \$110,000.00.  
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:

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 20 day of January, 2024.

Marion L. Medrano Date: 1/26/24  
Marion L. Medrano

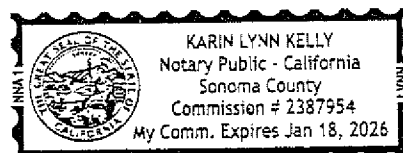
Joseph R. Medrano Date: 1/20/24  
Joseph R. Medrano

State of California } ss  
County of Sonoma }

On this 20 day of January, 2024, before me, Karin Lynn Kelly a Notary Public in and for said state, personally appeared Marion L. Medrano & Joseph R. Medrano, 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.

Karin Lynn Kelly  
Notary Public for the State of California  
Residing at: Sonoma County, California  
Commission Expires: Jan 18 2026



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of SONOMA )  
On Jan 20 2024 before me, KARIN LYNN KELLY, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared Marion L Medrano  
ad Joseph R. Medrano  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Karin Lynn Kelly  
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: statutory warranty deed  
Document Date: Number of Pages:  
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other:  
Signer Is Representing:

Signer's Name:  
☐ Corporate Officer — Title(s):  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other:  
Signer Is Representing:

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, for the consideration hereinafter stated, has sold and assigned and hereby does grant, bargain, sell, assign and set over unto C. W. REEVE and LEONA M. REEVE, husband and wife, his heirs, successors and assigns, all of the vendor's right, title and interest in and to that certain contract for the sale of real estate dated , 19 70, between LOUIS L. BARBER and MARY R. BARBER, husband and wife as seller and JOHN E. CHANCE and MARION L. CHANCE, husband and wife, as buyer, which contract is recorded in the Deed\* Miscellaneous\* Records of County, Oregon, in book at page thereof (reference to said recorded contract hereby being expressly made), together with all the right, title and interest of the undersigned in and to all moneys due and to become due thereon; the undersigned hereby expressly covenants and warrants to the assignee above named that the undersigned is the owner of the vendor's interest in the real estate described in said contract of sale and that the unpaid principal balance of the purchase price thereof is not less than \$3,075.00 with interest paid thereon to May 1, 19 70.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 842.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this assignment, it is understood that if the context so requires, the singular shall be taken to mean and include the plural, the masculine shall include the feminine and the neuter and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

IN WITNESS WHEREOF, the undersigned assignor has hereunto set his hand; if the undersigned is a corporation, it has caused its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

DATED: , 19 70.

(If executed by a corporation, affix corporate seal.)

STATE OF OREGON, County of , 1970. Personally appeared the above named LOUIS L. BARBER & MARY R. BARBER, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: (OFFICIAL SEAL) Notary Public for Oregon My commission expires:

Louis L. Barber Mary R. Barber John E. Chance Marion L. Chance STATE OF OREGON, County of , 19 . Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. Before me:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires:

\*Strike whichever word not applicable. NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session. If the contract is not already of record, it should be recorded, preferably in the Deed Records.

DOCKET No.	Assignment of <b>CONTRACT</b> LOUIS L. BARBER and MARY R. BARBER TO C. W. REEVE and LEONA M. REEVE WHEN RECORDED RETURN TO	STATE OF OREGON, County of I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page of the Records of said County. Witness my hand and seal of County affixed. Title. By Deputy
		(DON'T USE THIS SPACE: RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)