

2024-001566

Klamath County, Oregon



00325568202400015660020023



After recording return to:  
Raul Flores Medrano and Lisa Pereira  
1178 Winslow Drive  
San Jose, CA 95122

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Raul Flores Medrano and Lisa Pereira  
1178 Winslow Drive  
San Jose, CA 95122

File No.: 7091-4040287 (TM)  
Date: March 07, 2023

THIS SPACE FOR

02/29/2024 10:50:31 AM

Fee: \$87.00

### STATUTORY WARRANTY DEED

**Larry M. Smith and Annette H. Smith, as tenants by the entirety**, Grantor, conveys and warrants to **Raul Flores Medrano and Lisa Pereira as tenants by the entirety**, 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:

**Lots 20 and 21, Block 2 of TRACT NO. 1027 MT. SCOTT MEADOWS, according to the official plat thereof on file in the office of the County Clerk of 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.

This Deed is being given in fulfillment of that Contract of Sale between the parties dated: February 25, 2023, recorded March 22, 2023 in Book \_\_\_\_\_, Page \_\_\_\_\_/or Fee # 2023-001944 and the warranties hereof shall be construed as of the date of said contract.

The true consideration for this conveyance is **\$40,000.00**. (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 16<sup>th</sup> day of March, 2023.

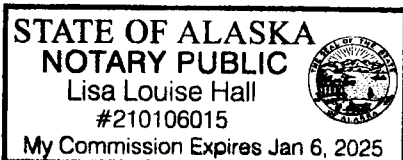
Larry M. Smith  
Larry M. Smith

Annette H. Smith  
Annette H. Smith

STATE OF Alaska )

County of Anchorage ) ss.

This Instrument was acknowledged before me on this 16<sup>th</sup> day of March, 2023 by **Larry M. Smith and Annette H. Smith.**



Lisa Louise Hall  
Notary Public for Alaska  
My commission expires:

01/06/2025