



2024-001949

Klamath County, Oregon

03/14/2024 10:16:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Santos Marisela Flores-Pena

4042 Delaware Ave.

Klamath Falls, OR 97603

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

Santos Marisela Flores-Pena

4042 Delaware Ave.

Klamath Falls, OR 97603

File No. 623137AM

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### STATUTORY WARRANTY DEED

**Damon Langley and Michelle Langley, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Santos Marisela Flores-Pena,**

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:

**A portion of Lot 22 of TOWNSEND TRACTS, according to the official plat thereof on file with the office of the County Clerk, Klamath County, Oregon; more particularly described as:**

**Beginning at the Northwest corner of Townsend Tract No. 22; thence running in an Easterly direction along the Northerly boundary of said Tract 22, 75 feet; thence in a Southerly direction and parallel to the Westerly boundary of said Tract 22, 165 feet; thence in a Westerly direction along the Southerly boundary of said Tract 22, 75 feet; thence in a Northerly direction along the Westerly boundary of said Tract 22, 165 feet to the place of beginning.**

**The true and actual consideration for this conveyance is \$362,000.00.**

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 12 day of March, 2024

Damon Langley  
Damon Langley

Michelle E Langley  
Michelle Langley

State of OR } ss  
County of Klamath }

On this 12 day of March, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Damon Langley and Michelle Langley, 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.

Melissa Cook  
Notary Public for the State of OR  
Residing at: Klamath County  
Commission Expires: 3/7/26

