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2024-002571

Klamath County, Oregon



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04/05/2024 01:37:52 PM

Fee: \$87.00

After recording, return to (Name and Address):

JOSE ALONZO AND Anabel Martinez
 1611 DAYTON ST
 KLAMATH Falls
 OR 97603

Until requested otherwise, send all tax statements to
 (Name and Address):

JOSE ALONZO AND Anabel Martinez
 1611 DAYTON ST
 KLAMATH Falls
 OR 97603

Returned at Counter

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

Jerry D Melton

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to JOSE ALONZO AND
 Anabel Martinez, with the Rights of Survivorship

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,
 Oregon, legally described (check one):

☐ as set forth on the attached Exhibit A, and incorporated by this reference.

☒ as follows:

A portion of the E1/2 NE 1/4 SW 1/4 of Section 1, Township 39 South Range
 8 EAST of the Willamette Meridian, KLAMATH County Oregon, more
 particularly described as follows: Beginning at an iron pin located at
 the Southeast corner of the NE 1/4 SW 1/4 of said section 1; thence West
 331.47 feet; ~~thence~~ North 659.68 feet East 331.75 feet thence South
 658.86 feet to the point of beginning

5507 Breitenstein LN, KLAMATH Falls OR 97601

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real
 property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully
 claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 130,000 ;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2



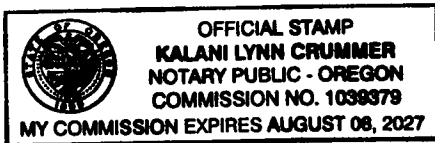
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on April 5, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Jerry D Melton
Jerry D. Melton

STATE OF OREGON, County of Klamath ss.
 This record was acknowledged before me on April 5th, 2024
 by Jerry D Melton
~~or This record was acknowledged before me on~~
 by _____
 as (corporate title) _____
 of (company name) _____



Kalani Crummer
 Notary Public for Oregon
 My commission expires Aug. 8th, 2027