



2024-002664
Klamath County, Oregon
04/10/2024 10:10:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:

Anthony Edward Garcia

2116 Warring St

Klamath Falls, OR 97601

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

Anthony Edward Garcia

1693 Siskiyou Street

Klamath Falls, OR 97601

File No. 626567AM

STATUTORY WARRANTY DEED

Raycharles D. Bentley,

Grantor(s), hereby convey and warrant to

Anthony Edward Garcia,

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 tract of land being a portion of Lots 6 and 7, Block 61 of BUENA VISTA ADDITION, situated in the SW1/4 NW1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

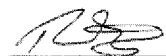
**Beginning at a point on the East line of said Lot 6, from which the Northeast corner of Lot 4, Block 61 bears North 00° 48' 00" West 145.13 feet;
thence South 00° 48' 00" East, along the East line of said Lots 6 and 7, 129.30 feet to a point on the Northeasterly right of way line of the U.S.B.R. "A" Canal tunnel right of way;
thence North 51° 22' 03" West, along the said tunnel right of way line, 157.71 feet to a point on the adjusted line;
thence, along the said adjusted line, South 89° 30' 01" East 46.07 feet, North 00° 29' 59" East 30.19 feet and North 89° 12' 00" East 75.06 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$355,999.00.

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.

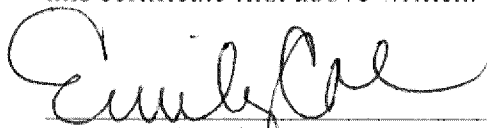
Dated this 9 day of April, 2024.



Ray Charles D. Bentley

State of Oregon } ss
County of Klamath }

On this 9 day of April, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Raycharles D. Bentley, 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.



Notary Public for the State of Oregon

Residing at: Oregon

Commission Expires: 9/27/2025

