

After recording return to:
Benjamin Mendez and Cristina Mendez
11357 Streamhurst Drive
Riverside, CA 92505

Until a change is requested
All tax statements will be
Sent to the following address:

Benjamin Mendez and Cristina Mendez
11357 Streamhurst Drive
Riverside, CA 92505

2024-003907
Klamath County, Oregon



00328500202400039070010015

05/17/2024 11:31:06 AM

Fee: \$82.00

STATUTORY WARRANTY DEED

David Robert Thompson, Elizabeth Jane Thompson and Keith Michael Thompson not as Tenants in Common but with full rights of survivorship, Grantor, conveys and warrants to Benjamin A. Mendez and Cristina G. Mendez 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:

THE NORTHERLY 415 FEE OF THE EASTERLY 1035 FEET OF LOT 12, BLOCK 5, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ACCOUNT # R182199

- This property is free from liens and encumbrances, EXCEPT:
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 INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930

The true consideration for this conveyance is \$15,400 (here comply with requirements of ORS 93.030)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Keith Michael Thompson

Elizabeth Jane Thompson

David Robert Thompson

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 the document.

State of California

County of Los Angeles

On March 25, 2024 before me, Jacqueline Amezcua, Notary Public

Personally appeared David Robert Thompson, Elizabeth Jane Thompson, Keith Michael Thompson 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
Signature of notary public

