



2024-004229

Klamath County, Oregon

05/28/2024 01:01:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Benito Santiago Bautista

4555 Weyerhaeuser Rd

Klamath Falls, OR 97601

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

Benito Santiago Bautista

4555 Weyerhaeuser Rd

Klamath Falls, OR 97601

File No. 632555AM

STATUTORY WARRANTY DEED

Ronna Jean Murr and Karen Laflash, as Tenants in Common with a right of survivorship,

Grantor(s), hereby convey and warrant to

Benito Santiago Bautista,

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:

That portion of the vacated portion of WEST KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in the SE1/4 NE1/4 of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4 of said Section 13; thence N 89° 39' West 1058.28 feet to the Northeast corner of vacated Lot 6 in vacated Block 40 f WEST KLAMATH; thence Southeasterly along the Easterly line of said vacated Lot 6 to the centerline of vacated Holiday Drive; thence N89° 34' West along said centerline to its intersection with the Easterly line of 3rd Street; thence Southeasterly along the Easterly line of 3rd Street 542 feet; thence Northeasterly 89° 34' East 1235 feet to the East line of the SE1/4 NE1/4 of said Section 13; thence Northerly along said East line to the point of beginning.

The true and actual consideration for this conveyance is \$225,000.00.

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:

Signed in counterpart

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 23 day of May, 2024

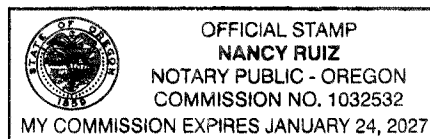
Ronna Jean Murr
Ronna Jean Murr

State of Oregon } ss
County of Wasco }

On this 23 day of May, 2024, before me, Nancy Ruiz a Notary Public in and for said state, personally appeared Ronna Jean Murr, 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.

Nancy Ruiz
Notary Public for the State of Oregon
Residing at: The Dalles
Commission Expires: 1-24-2027



Karen Laflash
Karen Laflash

On this 23 day of May, 2024, before me, Kathryn Maylene Peate a Notary Public in and for said state, personally appeared Karen Laflash, 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.

Kathryn Maylene Peate
Notary Public for the State of Arizona
Residing at: Arizona
Commission Expires: 10/27/2027

