

Returned to Counter  
Cody Therault

**2024-004315**  
Klamath County, Oregon



05/30/2024 01:51:36 PM

Fee: \$92.00

Recording Requested By:  
Julie M. Ruiz  
837 W 3rd Avenue  
Eugene, Oregon 97402

When Recorded Mail Document  
And Tax Statements To:  
RWB Land LLC  
711 Medford Center #108  
Medford, Oregon 97504

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### Warranty Deed

APN: 284258

Previous Doc. Number: 2019-003543  
2011-010308  
2011-006797

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JULIE M. RUIZ** (Grantor), whose address is 837 W 3rd Avenue, Eugene, Oregon 97402, does hereby convey to **RWB LAND LLC** (Grantee), an Oregon Limited Liability Company, whose address is 711 Medford Center #108, Medford, Oregon 97504, the following described real property situated in the County of Klamath, State of Oregon:

**Description of real property:** Lot 81, Block 5, Oregon Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**APN:** 284258

**MapTaxLot:** 3511-015B0-03700

SUBJECT TO all conditions, covenants, reservations, restrictions, easement, rights and rights of way of record, official records of said county and state.

And the Grantor binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The true consideration for this conveyance is \$3,200.00. (Here comply with the requirements of ORS 93.030)

APN: 284258

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

**Signature Page to Follow**

DATED: 05/22/2024

BY: Julie M. Ruiz  
**JULIE M. RUIZ**

STATE OF Oregon )  
 ) ss.

COUNTY OF Lane )

On May 22, 2024, before me, the undersigned Notary Public, personally appeared **JULIE M. RUIZ**, personally known to me (or 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.

WITNESS my hand and official seal.

My Commission Expires:

4/19/26

Virginia Marques  
Notary Public

