



2024-005514
Klamath County, Oregon
06/28/2024 04:16:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paul R. Guerrero-Price and Christina M. Cole

3120 Butte Street

Klamath Falls, OR 97601

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

Paul R. Guerrero-Price and Christina M. Cole

427 Chiloquin Boulevard

Chiloquin, OR 97624

File No. 634899AM

STATUTORY WARRANTY DEED

Kent R. Hubbs,

Grantor(s), hereby convey and warrant to

Paul R. Guerrero-Price and Christina M. Cole, with right of survivorship,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$199,000.00.

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:

Real property taxes due, if any, but not yet payable

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 19th day of June, 2024.

Kent R. Hubbs

Kent R. Hubbs

State of Oregon } ss
County of Klamath }

On this 19th day of June, 2024, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Kent R. Hubbs, 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.

MCOOK

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

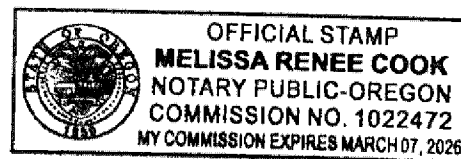


EXHIBIT 'A'

File No. 634899AM

PARCEL 1 (TL 800)

A tract of land in the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 660 feet and West 279.2 feet from the Northeast corner of the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian; thence West a distance of 129.5 feet; thence North 42° 48' West a distance of 111.1 feet to the Southeast boundary of the Chiloquin-Williamson River Market Road; thence North 47° 12' East along said boundary a distance of 95.0 feet; thence South 42° 48' East at right angles to said road a distance of 199.1 feet, more or less to the point of beginning.

PARCEL 2 (TL 900)

A parcel of land situated in the SW1/4 SW1/4 of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South a distance of 660 feet and West a distance of 408.7 feet from the Northeast corner of the SW1/4 SW1/4 of said Section 34; thence West a distance of 163.52 feet to the Southeasterly boundary of the Chiloquin - Williamson River Market Road; thence North 47°12' East along the Southeasterly boundary of said Market Road a distance of 120.0 feet; thence South 42°48' East a distance of 111.1 feet, more or less, to the point of beginning.