



After recording return to:
Jorge L. Zepeda
765 Posse Lane
Medford, OR 97501

Until a change is requested all tax
statements shall be sent to the
following address:
Jorge L. Zepeda
765 Posse Lane
Medford, OR 97501

File No.: 7000-4176381 (AF)
Date: June 17, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Judinea Faye Faulkner and Patricia Elaine Finnerty, Grantor, conveys and warrants to
Jorge L. Zepeda, Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

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.

The true consideration for this conveyance is **\$54,000.00**. (Here comply with requirements of
ORS 93.030)

4176381-60
FIRST AMERICAN

APN: 507632

Statutory Warranty Deed
- continued

File No.: 7000-4176381 (AF)

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 July, 2024

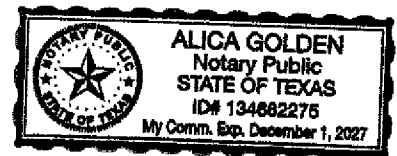
Judinea Fay Faulkner
Judinea Fay Faulkner
gt

Patricia Elaine Finnerty
Patricia Elaine Finnerty

STATE OF ~~Oregon~~ TEXAS)
County of ~~Klamath~~ HARRIS)ss.

This instrument was acknowledged before me on this 19th day of July, 2024
by **Judinea Fay Faulkner and Patricia Elaine Finnerty.**
gt

Alica Golden
Notary Public for ~~Oregon~~ TEXAS
My commission expires: 12/1/2027



APN: **507632**

Statutory Warranty Deed
- continued

File No.: **7000-4176381 (AF)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

BEGINNING AT A POINT 660 FEET NORTH OF AN IRON PIN DRIVEN INTO THE GROUND NEAR THE FENCE CORNER AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, ON THE PROPERTY OF OTIS V. SAYLER, BEING THE SOUTHWEST CORNER OF SAID PROPERTY ABUTTING ON THE DALLES-CALIFORNIA HIGHWAY, AND WHICH IRON PIN IS EAST 30 FEET OF THE CENTER OF A ROAD INTERSECTING THE DALLES-CALIFORNIA HIGHWAY FROM THE NORTH, AND WHICH PIN IS NORTH 30 FEET OF THE CENTER OF SAID HIGHWAY; THENCE EAST 330 FEET; THENCE NORTH 66 FEET; THENCE WEST 330 FEET; THENCE SOUTH 66 FEET TO THE PLACE OF BEGINNING.

NOTE: This legal description was created prior to January 1, 2008.