



2024-006384  
Klamath County, Oregon  
07/22/2024 01:47:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Blanca Rubi Trejo Romero

4426 Denver Ave.

Klamath Falls, OR 97603

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

Blanca Rubi Trejo Romero

4426 Denver Ave.

Klamath Falls, OR 97603

File No. 639798AM

## STATUTORY WARRANTY DEED

**Jim Icenbice,**

Grantor(s), hereby convey and warrant to

**Blanca Rubi Trejo Romero,**

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:

**Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 44 1/2' West along the center line of said roadway 811.9 feet to a point in the West boundary of said Section 11 and North 0° 13 1/2' West along the section line 1,662.5 feet, more or less; running thence South 0° 7' East 331.9 feet, more or less, to a point in the Southerly boundary of said N1/2 SW1/4 NW1/4, Section 11; thence North 89° 42' East along said boundary line 67.5 feet, more or less; thence North 0° 7' West 331.85 feet, more or less, to the center line of said roadway; thence South 89° 44 1/2' West along the center line of said roadway 67.5 feet, more or less, to the point of beginning.**

**EXCEPTING THEREFROM that portion lying within the limits of Denver Avenue.**

**The true and actual consideration for this conveyance is \$250,000.00.**

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 18<sup>th</sup> day of July, 2024.

Jim Icenbice  
Jim Icenbice

State of California } ss  
County of Del Norte }

On this 18<sup>th</sup> day of July, 2024, before me, Lane E. Hillendahl a Notary Public in and for said state, personally appeared Jim Icenbice, 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.

[Signature]  
Notary Public for the State of California  
Residing at:  Crescent City, California  
Commission Expires: November 22, 2025

