



2024-009587

Klamath County, Oregon

11/01/2024 02:10:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Eric Ramon Alonso Ayala

3401 Shasta Way

Klamath Falls, OR 97603

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

Eric Ramon Alonso Ayala

3401 Shasta Way

Klamath Falls, OR 97603

File No. 652822AM

### STATUTORY WARRANTY DEED

**Michael L. Pate and Deborah S. Pate, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Eric Ramon Alonso Ayala,**

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:

**A tract of land in Enterprise Tracts No. 26 and 22 A situated in the SE1/4 SW1/4 and SW1/4 SE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin on the North right of way line of Shasta Way, which lies North 89° 08' East long the Section line a distance of 2602.3 feet and North 0° 49' West, a distance of 15 feet from the iron pin which marks the Southwest corner of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; North 89° 08' East along the Northerly right of way line of Shasta Way a distance of 60 feet to an iron pin; thence North 0° 49' West a distance of 116 feet to an iron pin; thence South 89° 08' West a distance of 60 feet to an iron pin; thence South 0° 49' East a distance of 116 feet, more or less, to the point of beginning.**

**The true and actual consideration for this conveyance is \$210,000.00.**

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: October 31, 2024

*Michael L. Pate*

Michael L. Pate

*Deborah S. Pate*

Deborah S. Pate

State of Virginia } ss  
County of City of Alexandria }

On this 31st day of October, 2024, before me, Mohamud Aden a Notary Public in and for said state, personally appeared Michael L. Pate and Deborah S. Pate, 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.

*Mohamud Aden*

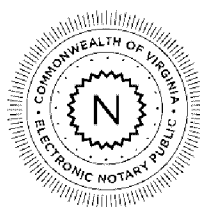
7898118

Notary Public for the State of Virginia

Residing at: City of Alexandria

Commission Expires: 03/31/2026

Electronic Notary Public



**Mohamud Aden**

REGISTRATION NUMBER

7898118

COMMISSION EXPIRES

March 31, 2026

Notarized remotely online using communication technology via Proof.