



After recording return to:
Jose Ruben Cruz Menchaca and
Veronica Ruiz-Santillan
4735 Meadow Glen Loop
Klamath Falls, OR 97603-7190

Until a change is requested all tax
statements shall be sent to the
following address:
Jose Ruben Cruz Menchaca and
Veronica Ruiz-Santillan
4735 Meadow Glen Loop
Klamath Falls, OR 97603-7190

File No.: 7161-4221169 (JC)
Date: November 18, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Julie Marie Whitlatch, Trustee of the Whitlatch Revocable Living Trust dated February 10, 2015, Grantor, conveys and warrants to **Jose Ruben Cruz Menchaca and Veronica Ruiz-Santillan, as tenants by the entirety**, 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 **\$220,000.00**. (Here comply with requirements of ORS 93.030)

APN: **520261**

Statutory Warranty Deed
- continued

File No.: **7161-4221169 (JC)**

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 26 day of November, 2024.

Julie Marie Whitlatch, Trustee of the
Whitlatch Revocable Living Trust dated
February 10, 2015



Julie Marie Whitlatch, Trustee

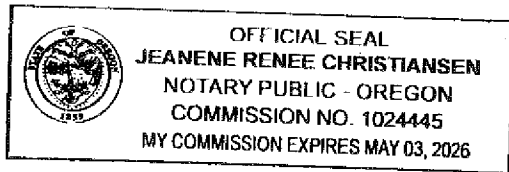
APN: **520261**

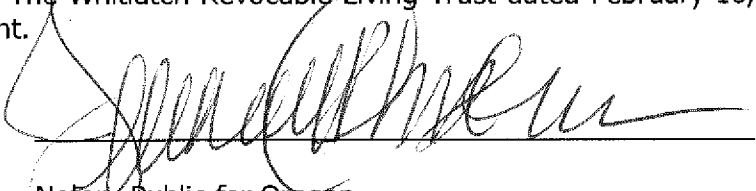
Statutory Warranty Deed
- continued

File No.: **7161-4221169 (JC)**

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 25th day of November, 2024
by Julie Marie Whitlatch as Trustee of The Whitlatch Revocable Living Trust dated February 10,
2015, on behalf of the Trust Agreement.




Notary Public for Oregon

My commission expires: 5-3-2026

APN: **520261**

Statutory Warranty Deed
- continued

File No.: **7161-4221169 (JC)**

EXHIBIT A

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

Lots 46 and 47 in Block 14 of ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.