



THIS SPACE RESERVED FOR RECORDER'S USE

2025-005514

Klamath County, Oregon

07/03/2025 08:55:01 AM

Fee: \$92.00

After recording return to:

Cristy Jo Manriquez and Jose Luis Manriquez

47490 Ferguson Mountain Rd.,

Beatty, OR 97621

Until a change is requested all tax statements
shall be

sent to the following address:

Cristy Jo Manriquez and Jose Luis Manriquez

47490 Ferguson Mountain Rd.,

Beatty, OR 97621

File No. 1001779

STATUTORY WARRANTY DEED

Samuel C. Gold and Catherine J. Gold,
as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Cristy Jo Manriquez and Jose Luis Manriquez, as tenants by the entirety ,

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:

PARCEL 1:

**The N1/2 of the SW1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the
Willamette Meridian, Klamath County, Oregon.**

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

PARCEL 2:

**The S1/2 of the SW1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the
Willamette Meridian, Klamath County, Oregon.**

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

PARCEL 3:

**The SE1/4 of the SE1/4 of Section 17, Township 36 South, Range 13 East of the Willamette
Meridian, Klamath County, Oregon.**

EXCEPTING THEREFROM, any portion lying within the O.C. & E. Railroad right of way.

The true and actual consideration for this conveyance is \$349,000.00.

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: 6-30-25

Samuel C. Gold
Samuel C. Gold

Catherine J. Gold
Catherine J. Gold

State of Oregon } ss
County of Klamath }

On this 30 day of June, 2025, before me, Emily Jean Coe, a Notary Public in and for said state, personally appeared Samuel C. Gold and Catherine J. Gold, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

Emily Jean Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 9/27/2025

