

Returned at Counter

2026-004068
Klamath County, Oregon



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05/07/2026 04:02:23 PM

Fee: \$92.00

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Timothy C. Parks and Darla D. Parks
PO Box 812
Merrill, OR 97633

GRANTEE'S NAME AND ADDRESS:

Francis Lemos and Rachel Lemos
12320 San Mateo Rd.
Half Moon Bay, CA 94019

SEND TAX STATEMENTS TO:

Francis Lemos and Rachel Lemos
12320 San Mateo Rd.
Half Moon Bay, CA 94019

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that Timothy C. Parks and Darla D. Parks hereinafter referred to as grantors, for the consideration hereinafter stated, to grantor paid by **Francis R. Lemos and Rachel L. Lemos**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A tract of land situated in the SE1/4, Section 6, Township 41 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

All that portion of the SE1/4 of Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Lying Northeasterly of the USBR "D" Canal as described in Deed Volume 1908 Page 728.

Tax Account No.: 903595
Map Tax Lot No.: 4111-00600-00701

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$150,000.00

