

01 JUN 27 PM 3:10



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

Edward Miranda, Jr.

30919 Natasha Way

Klamath Falls, OR 97601

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

Edward Miranda, Jr.

30919 Natasha Way

Klamath Falls, OR 97601

Escrow No. K57142S

Title No. K57142S

STATUTORY WARRANTY DEED

Jeanne M. Dore also known as Jeanne Dore also known as Jeannie M. Dore, as to an undivided 1/2 interest, Gordon A. Webb, as to an undivided 1/2 interest, all, Grantor, conveys and warrants to Edward Miranda, Jr. and Rona Miranda, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 22 in Block 3 in MOUNTAIN LAKES HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: 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.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$10,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15th day of June, 2001

Jeanne M. Dore 6-18-01
Jeanne M. Dore

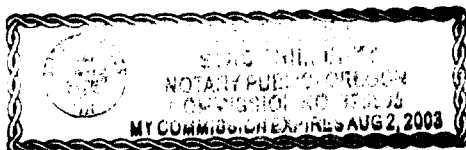
Gordon A. Webb
Gordon A. Webb

STATE OF OREGON
County of KLAMATH } ss.

This instrument was acknowledged before me on this 15th day of June, 2001
by Jeanne M. Dore and Gordon A. Webb

[Signature]
Notary Public for Oregon

My commission expires: 8-2-03



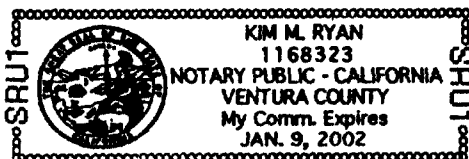
K26.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

31081

State of California
 County of Ventura } ss.
 On 6-18-01, before me, Kim M. Ryan
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
 personally appeared Jeanne Dore
Name(s) of Signer(s)

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Kim M. Ryan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in Fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer Is Representing: _____

RIGHT-THUMBPRINT
 OF SIGNER
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