

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2009-004722

Klamath County, Oregon



00063690200900047220010019

04/03/2009 12:38:14 PM

Fee: \$21.00

Narciso Vargas
4773 Alva Ave
Klamath Falls, OR 97603

Grantor's Name and Address

Narciso Vargas
2511 Vine Ave
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Narciso Vargas
2511 Vine Ave
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Narciso Vargas
2511 Vine Ave
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Marco A. Gutierrez and Narciso Vargashereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Narciso Vargas

hereinafter called grantee, 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 Klamath County County, State of Oregon, described as follows, to-wit:

Lot 447 in block 126 of Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath Falls, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): as

Specifically set forth herein in the county of Klamath and State of Oregon.

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 \$ Gift. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 3rd day of April, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Marco A. Gutierrez
[Signature]

STATE OF OREGON, County of Klamath Falls ss.

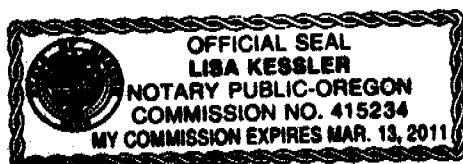
This instrument was acknowledged before me on April 3, 2009
by Narciso Vargas & Marco A. Gutierrez

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Kessler
Notary Public for Oregon
My commission expires Mar. 13, 2011