

2009-014474

Klamath County, Oregon



00075272200900144740020022

11/10/2009 03:00:25 PM

Fee: \$42.00

After Recording Return to:

HENRY V. LOPEZ and HELAINE V. REICH-LOPEZ

9131 North Woodrow Ct.  
Fresno, Ca. 93720

Until a change is requested all tax statements

Shall be sent to the following address:

HENRY V. LOPEZ and HELAINE V. REICH-LOPEZ

Same as above

ATE 67279

### WARRANTY DEED

(INDIVIDUAL)

DOUGLAS A. JEFFERS and LINDA J. JEFFERS, herein called grantor, convey(s) to HENRY V. LOPEZ and HELAINE V. REICH-LOPEZ, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 45, Block 21, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT NO. 1, according to the official plat thereof on file in the office of the Clerk of Klamath County.

CODE 033 MAP 3711-028AO TL 02300 KEY 398439

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$6,900.00.  
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated October 30, 2009.

\_\_\_\_\_

DOUGLAS A. JEFFERS

\_\_\_\_\_

LINDA J. JEFFERS

STATE OF CALIFORNIAN, County of \_\_\_\_\_) ss.

On \_\_\_\_\_, 2009 personally appeared the above named DOUGLAS A. JEFFERS and LINDA J. JEFFERS and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

This document is filed at the request of:

Aspen  
TITLE & ESCROW, INC.

525 Main Street  
Klamath Falls, OR 97601  
Order No.: 67279MS

Before me: \_\_\_\_\_  
Notary Public for California  
My commission expires:

Official Seal

(see attached)

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

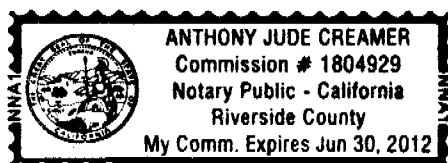
State of California

County of San Bernardino

On Nov. 7, 2009 before me, Anthony Jude Creamer, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Douglas A. Jettens and Linda Jettens  
Name(s) of Signer(s)

who 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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
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: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

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  
Top of thumb here

Signer's Name: \_\_\_\_\_

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

Signer Is Representing: \_\_\_\_\_

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OF SIGNER  
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