

WTC 89451-DS



THIS SPACE

2011-001018  
Klamath County, Oregon



00095984201100010180020025

01/27/2011 11:36:14 AM

Fee: \$42.00

After recording return to:

GERALD A. GARIDEL

839 Deer Haven Ct.

PARADISE, CA 95969

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

GERALD A. GARIDEL

839 Deer Haven Ct.

PARADISE, CA 95969

Escrow No. MT89451-DS

Title No. 0089451

SWD-EM r.012910

### STATUTORY WARRANTY DEED

**JOHN E. REESE and BARBARA A. REESE**, as tenants by the entirety, Grantor(s) hereby convey and warrant to **GERALD A. GARIDEL and LIA L. BROCK** not as tenants in common, but with **right of survivorship**, 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:

Lot 7, Block 21, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is **\$5,000.00**.

42AWT

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 21<sup>ST</sup> day of January, 2011.

John E. Reese  
JOHN E. REESE

Barbara A. Reese  
BARBARA A. REESE

STATE OF CALIFORNIA

COUNTY OF San Diego<sup>ss.</sup>

On January 21, 2011 before me, Juliette Simoes, Notary Public personally appeared JOHN E. REESE and BARBARA A. REESE personally known to me (or 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 they executed the same in their authorized capacity(ies), and that by their signatures(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.

Signature Juliette Simoes

