

WTC 90944-KR



THIS SPA

2011-010519

Klamath County, Oregon



09/19/2011 03:31:33 PM

Fee: \$37.00

After recording return to:

Javier Chavez  
2421 Ganger Road  
Tulelake, CA 96134

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

Javier Chavez  
2421 Ganger Road  
Tulelake, CA 96134

Escrow No. MT90944-KR

Title No. 0090944

SWD1 r.041111

### STATUTORY WARRANTY DEED

**Edward A. Medina and Rose Marie Medina, Trustees or their successors in trust under The Medina Loving Trust dated March 19, 1997, and any amendments thereof,**

Grantor(s), hereby convey and warrant to

**Javier Chavez,**

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 1, Block 13, TOWN OF MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$25,230.63**.

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:

**2011-2012 Real Property Taxes a lien not yet due and payable.**

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 22nd day of August, 2011.

The Medina Loving Trust dated March 19, 1997, and any amendments thereof

X BY: Edward A. Medina Trustee  
Edward A. Medina, Trustee

X BY: Rose Marie Medina Trustee  
Rose Marie Medina, Trustee

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 22 2011 by Edward A. Medina and Rose Marie Medina, Trustees or their successors in trust under The Medina Loving Trust dated March 19, 1997, and any amendments thereof.



Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2011

STANCF