

St 1799893-SK

2011-013639

Klamath County, Oregon



00111191201100136390020028

12/09/2011 02:48:22 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Santiago Victor
2060 Lincoln Blvd
Tracy, CA 95376

Until a change is requested all tax statements
shall be sent to the following address:
Santiago Victor
2060 Lincoln Blvd
Tracy, CA 95376

File No.: 7021-1799893 (SFK)
Date: November 30, 2011

STATUTORY WARRANTY DEED

Abiqua Company, an Oregon corporation, Grantor, conveys and warrants to **Santiago Victor**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the NE1/4 of the SW1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said NE1/4 of the SW1/4, said point being South 89° 58' 36" East 1319.48 feet and South 00° 17' 46" West 511.68 feet from the West 1/4 corner of said Section 29; thence South 00° 17' 46" West along the West line of said NE1/4 of the SW1/4 313.63 feet; thence North 73° 20' 20" East 1232.38 feet; thence North 16° 39' 40" West 300.00 feet; thence South 73° 20' 20" West 1140.91 feet to the point of beginning.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$16,000.00**. (Here comply with requirements of ORS 93.030)

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

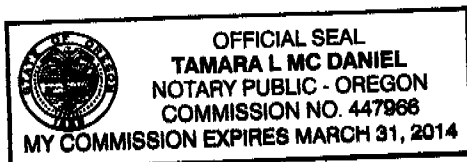
Dated this 8 day of December, 2011.

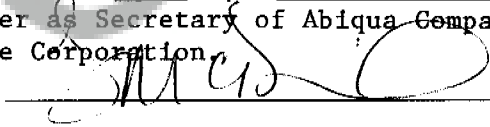
Abiqua Company, an Oregon corporation


By: James D. Fournier, Registered
Agent / Secretary

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 8 day of December, 2011
by ~~Abiqua Company~~, James D. Fournier as Secretary of Abiqua Company, an Oregon
Corporation, on behalf of the Corporation.




Notary Public for Oregon
My commission expires: 3/31/14