

1st 1765260-AP

2012-000331

Klamath County, Oregon



00112466201200003310020022



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:

Almir L Catacutan  
1819 Kane Street  
Klamath Falls, OR 97603

Grantor Address:

Joan Randolph  
c/o First American Title  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1765260 (ALF)

Date: January 06, 2012

THIS SPACE RE

01/13/2012 02:15:29 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Joan Randolph and Rae Hopkins, each as to an undivided one half interest, as tenants in common.**, Grantor, conveys and warrants to **Almir L Catacutan**, 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:

**LOT 68 OF YALTA GARDENS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**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 **\$110,000.00**. (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 12<sup>th</sup> day of January, 20 12.

Joan Randolph  
Joan Randolph

Rae Hopkins by Joan Randolph-POA  
Rae Hopkins

STATE OF Oregon

County of Jackson

This instrument was acknowledged before me on this 12<sup>th</sup> day of January, 20 12  
by Joan Randolph and Rae Hopkins by Joan Randolph as her attorney in fact.

Janet  
Notary Public for Oregon  
My commission expires: 6-21-2015

