

UTC 92344-SH



THIS SPACE

2012-002860
Klamath County, Oregon



00115456201200028600020023

03/16/2012 03:23:29 PM

Fee: \$42.00

Grantor:
DYALA UTHE & BLANCA A. GUTIERREZ
2524 APPLGATE AVENUE
KLAMATH FALLS, OR 97601

After recording return to:
JACQUELINE RAMIREZ
2524 APPLGATE AVENUE
KLAMATH FALLS, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
JACQUELINE RAMIREZ
2524 APPLGATE AVENUE
KLAMATH FALLS, OR 97601

Escrow No. MT92344-SH
Title No. 0092344
SWD r.020212

STATUTORY WARRANTY DEED

DYALA UTHE and BLANCA A. GUTIERREZ not as tenants in common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

JACQUELINE RAMIREZ,

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 707, Block 129, MILLS ADDITION, to the City of Klamath Falls, 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 **\$85,000.00**.

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:

425mcf

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 14 day of March, 2012

Dyala P. Uthe
DYALA UTHE

Blanca A. Gutierrez
BLANCA A. GUTIERREZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 14, 2012 by DYALA UTHE and BLANCA A. GUTIERREZ.



Stacy M. Howard
(Notary Public for Oregon)

My commission expires 11-18-15