



THIS SP/

2012-005258

Klamath County, Oregon



00118279201200052580050056

05/16/2012 03:17:48 PM

Fee: \$57.00

After recording return to:

JORGE CHAVEZ

P.O. BOX 737

MERRILL, OR 97633

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

JORGE CHAVEZ

P.O. BOX 737

MERRILL, OR 97633

Escrow No. MT93437-SH

Title No. 0093437

SWD r.020212

STATUTORY WARRANTY DEED

**KIM FRANCO, AFFIANT OF THE ESTATE OF RUBY E. FRANCO, DECEASED AS FILED IN
SMALL ESTATE NO. 10-04158CV KLAMATH COUNTY CIRCUIT COURT; KIM FRANCO,
INDIVIDUALLY and BETTY LOUISE DOOLEY, INDIVIDUALLY,**

Grantor(s), hereby convey and warrant to

JORGE CHAVEZ and MARIA JIMENEZ, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$35,000.00**.

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:

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.

57HWC

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 9th day of May 2012.

[Signature]
KIM FRANCO, AFFIANT OF THE ESTATE OF RUBY E. FRANCO

[Signature]
KIM FRANCO, INDIVIDUALLY

State of Wisconsin
County of Columbia

This instrument was acknowledged before me on May 9, 2012 by KIM FRANCO, AFFIANT OF THE ESTATE OF RUBY E. FRANCO, DECEASED, KIM FRANCO, INDIVIDUALLY

[Signature]
(Notary Public)
My commission expires 6/15/14

NOTARY PUBLIC
JENNIFER NEVAR
STATE OF WISCONSIN

Dated this _____ day of _____, _____.

BETTY LOUISE DOOLEY, INDIVIDUALLY

State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by BETTY LOUISE DOOLEY, INDIVIDUALLY.

(Notary Public)
My commission expires _____

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 _____ day of _____, _____.

KIM FRANCO, AFFIANT OF THE ESTATE OF RUBY E. FRANCO

KIM FRANCO, INDIVIDUALLY

State of _____
County of _____

This instrument was acknowledged before me on _____, 2012 by KIM FRANCO, AFFIANT OF THE ESTATE OF RUBY E. FRANCO, DECEASED; KIM FRANCO, INDIVIDUALLY

(Notary Public)
My commission expires _____

Dated this 15th day of may, 2012.

Betty Louise Dooley
BETTY LOUISE DOOLEY, INDIVIDUALLY

State of California
County of Butte

This instrument was acknowledged before me on may 15, 2012 by BETTY LOUISE DOOLEY, INDIVIDUALLY.

Danette R. Beech
(Notary Public)
My commission expires 5-17-2013

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Butte

On 5-15-12 before me, Randy K. Berry, notary public
(Here insert name and title of the officer)

personally appeared Betty Louise Dooly

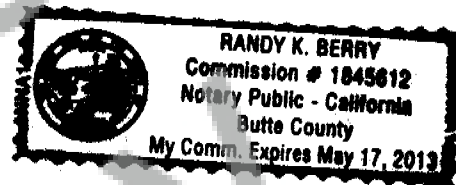
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Randy K. Berry
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the N1/2 SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point which lies North along the section line 825 feet from the Southwest corner of the SE1/4 SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, which point is the Southeast corner of that certain parcel of land described in Deed Book 175 at page 425 (record cites 345), Records of Klamath county, Oregon; thence East 40 feet, which is the true point of beginning of the parcel of land herein described and lies on the East Boundary line of the dedicated Street; thence continuing East along a line parallel to the South line of the said SE1/4 SW1/4; 135.75 feet to the West line of a dedicated Alley; thence North along the West line of said Alley 62.5 feet; thence West, parallel to the south line of said SE1/4 SW1/4, 135.75 feet, to the East line of the above mentioned Street; thence South along the East line of said Street 62.5 feet, more or less, to the point of beginning.