

2012-005752

Klamath County, Oregon



00118850201200057520030032

THIS SPACE PROVIDED FOR RECORDER'S USE ON

05/29/2012 09:59:47 AM

Fee: \$47.00

WHEN RECORDED RETURN TO:
Kimberly A Manuel and Ted Manuel
PO Box 171
Hathaway Pines, California, 95233

RETURN ALL TAX DOCUMENTS TO:
Kimberly A. Manuel
PO Box 171
Hathaway Pines CA 95233

WARRANTY DEED

THE GRANTOR(S),

- KIMBERLY A MANUEL and TED MANUEL, a married couple,
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants,
bargains, sells, conveys and warranties to the GRANTEE(S):

- KIMBERLY A MANUEL, 5197 HILLCREST DRIVE, HATHAWAY PINES,
CALAVERAS County, California, 95233,
the following described real estate, situated in Bonanza, in the County of Klamath, State of
Oregon:

(legal description): LOT 13, BLOCK 90, KLAMATH FALLS FOREST ESTATES HIGHWAY
66 UNIT, PLAT NO 4, according to the official plat thereof on file in the office of the Clerk of
Klamath County, Oregon

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,
rights of way and easements of record the grantor hereby covenants with the Grantee(s) that
Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell
and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and
defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: R-3711-023C0-02900-000

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. 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.

Grantor Signatures:


DATED: April 27 2012


KIMBERLY A MANUEL

5197 HILLCREST DRIVE

HATHAWAY PINES, California, 95233

DATED: April 27, 2012

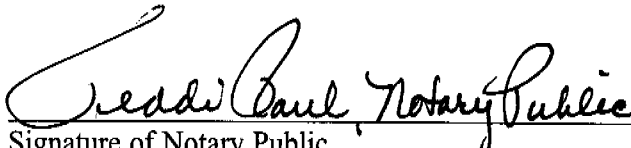

TED MANUEL

STATE OF CALIFORNIA
COUNTY OF CALAVERAS

On April 27, 2012 before me, Teddi Paul, Notary Public, personally appeared KIMBERLY A MANUEL and TED MANUEL, 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.


Signature of Notary Public (Notary Seal)

