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After recording return to:  
Indalegio G. Segura and Rosario  
Mendez  
~~3330 Barry Ave.~~ 3216 Cortez  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Indalegio G. Segura and Rosario  
Mendez  
~~3330 Barry Ave.~~ 3216 Cortez  
Klamath Falls, OR 97603

File No.: 7021-1939253 (ALF)  
Date: August 09, 2012

2012-009110

Klamath County, Oregon



00122922201200091100020028

08/17/2012 03:03:12 PM

Fee: \$42.00

THIS SPACE R

### STATUTORY WARRANTY DEED

**Nedra Kirkpatrick**, Grantor, conveys and warrants to **Indalegio G. Segura and Rosario Mendez, husband and wife**, 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 97, Less the Westerly 42.95 feet, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.**

**Subject to:**

1. The **2012-2013** Taxes, a lien not yet payable.
2. 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.

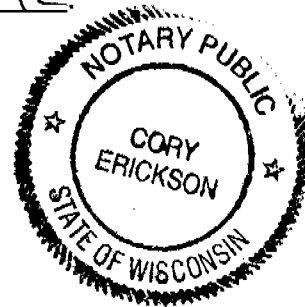
The true consideration for this conveyance is **\$40,000.00**. (Here comply with requirements of ORS 93.030)

F 42-

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 16 day of August, 2012.

Nedra Kirkpatrick  
Nedra Kirkpatrick



STATE OF Wisconsin )  
County of Vilas ) ss.

This instrument was acknowledged before me on this 16th day of August, 2012 by **Nedra Kirkpatrick**.

[Signature]

Notary for Wisconsin Public  
My commission expires: 07/17/2016